

**Application Reference: ADV/2022/12**

**Applicant:** Head of Service, Regulation and Economic Development

**Description:** Application for the erection of a wall mounted heritage interpretation sign to the wall of existing toilet/shower building at

**Site Address:** Public Conveniences, Porth Dafarch, Isallt Road, Trearddur Bay.



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicants and owners of the land.

**Proposal and Site**

The application site is the existing public toilet/shower building at Porth Dafarch beach and is considered within the open countryside as defined within the Joint Local Development Plan.

The application is for the erection of a wall mounted heritage interpretation sign to the wall of existing toilet/shower building.

## Key Issues

The applications key issues are if the proposed sign complies with current policies, has a negative impact on the existing toilet/shower building and a visual impact on the Area of Outstanding Natural Beauty.

## Policies

### Joint Local Development Plan

PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF4 – Design and Landscaping  
AMG1 – Area of Outstanding Natural Beauty Management Plans  
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

## Response to Consultation and Publicity

Consultee	Response
Cynghorydd Keith Robert Roberts	No observations to date
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Informative for applicant
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice for applicant
Cynghorydd Trefor Lloyd Hughes	No observations to date
Iechyd yr Amgylchedd / Environmental Health	Advice for applicant
Cynghorydd Dafydd Rhys Thomas	No observations to date
Cyngor Cymuned Trearddur Community Council	No observations to date

## Publicity:

A site notice was placed near the site with the expiry date for receiving representations was the 07/12/2022. At the time of writing this report no letters have been received.

## Relevant Planning History

ADV/2022/9 - Erection of wall mounted heritage interpretation sign to the wall of existing toilet/shower building at Port Dafarch. This sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership.. - Cyfleusterau Cyhoeddus / Public Conveniences, Porth Dafarch, Lon Isallt Road, Bae Trearddur / Trearddur Bay. - [object Object] - Tynnwyd yn ôl / Withdrawn

## **Main Planning Considerations**

The main planning considerations are if the proposed sign complies with current policies, has a negative impact on the existing toilet/shower building and a visual impact on the Area of Outstanding Natural Beauty.

- (i) Siting, scale, design and appearance
- (ii) Dual language sign
- (ii) Impact on the Area of Outstanding Natural Beauty

### **(i) Siting, scale, design and appearance**

The proposed heritage interpretation sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership. The siting of the sign will be erected on the North facing wall of the toilet/shower building with the sign measuring 1.1m wide, 1.6m in height and will be 0.55m from the ground. The sign is located where people can stand and read the sign without being on the road or to cause obstruction of traffic or people walking. The design and appearance of the frame of the sign will be vandal and weather resistant GRP, which is considered high quality as its material choice will be vandal and weather proof next to a very popular coastal area. The siting, scale, design and appearance is considered acceptable with the sign complying with planning policies PCYFF2 and PCYFF3 of the JLDP.

### **(ii) Dual language sign**

The sign will include information and images regarding the history of Porth Dafarch, Trearddur Bay and Holy island. The sign will be bilingual ensuring the sign supports the Welsh language with the words, imagery and layout being informative and complying with policy PS1 of the JLDP.

### **(iii) Impact on the Area of Outstanding Natural Beauty.**

The proposed sign is within the Area of Outstanding Natural Beauty (AONB) and can be seen by people walking on the access road down to the beach and by people walking along the pavement along Lon Isallt. The sign is on the North facing elevation of the existing toilet/shower building and is directly opposite a parking area and paved area. The signs scale and visual appearance is considered acceptable and will not have a negative impact on the AONB AND complies with policy AMG1.

## **Conclusion**

It is not considered that the proposed interpretation sign will impact the use or character of the of the current building or the Area of Outstanding Natural Beauty. It is considered that the overall siting, scale, design and appearance for the proposed scheme complies with relevant planning policies and the recommendation is one of approval.

## **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.**

- ☐ **Location Plan – TQRQM2222017015525 – Dated 08/08/2022**
- ☐ **Proposed Site Plan – TQRQM22220170322477 – Dated 08/08/2022**
- ☐ **Porth Dafarch Sign Details**
- ☐ **Proposed interpretation sign – ‘A safe haven in stormy weather’**

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

**(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity

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: PCYFF2, PCYFF 3, PCYFF 4, AMG 1, PS1

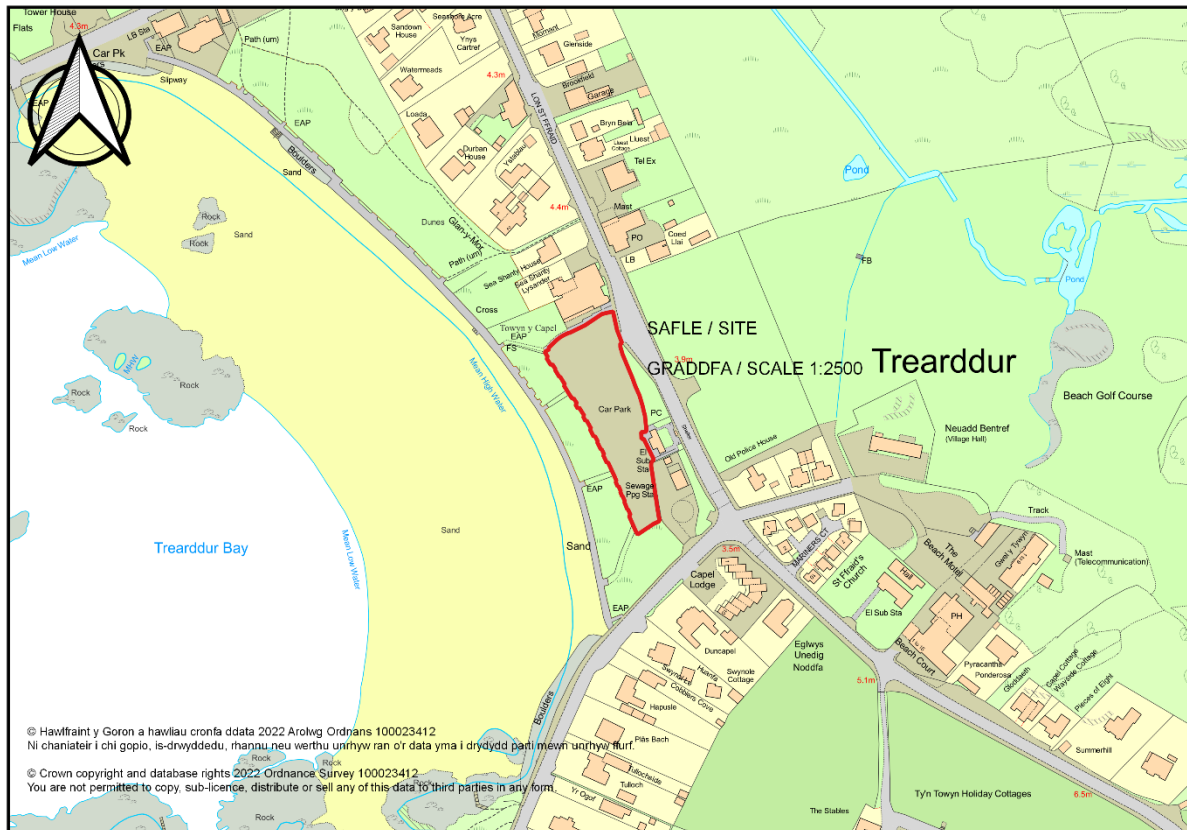
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference: ADV/2022/13**

**Applicant:** Head of Service, Regulation and Economic Development

**Description:** Application for the siting of a freestanding heritage interpretation graphic panel at

**Site Address:** Public Car Park, Lon St Ffraid, Trearddur Bay



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

**Proposal and Site**

The application site is the public car park located along Lon St Ffraid, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan.

The application presented is for the siting of a freestanding heritage interpretation graphic panel in the north-east corner of the car park.

## Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dafydd Rhys Thomas	No response at the time of writing the report.
Cynghorydd Trefor Lloyd Hughes	No response at the time of writing the report.
Cynghorydd Keith Robert Roberts	No response at the time of writing the report.
Cyngor Cymuned Trearddur Community Council	No response at the time of writing the report.

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 letters of representations had been received at the department.

### Relevant Planning History

ADV/2022/8 - Application for the siting of a freestanding heritage interpretation graphic panel at the Public Car Park, St Ffraid Road, Trearddur Bay. Withdrawn 13/09/2022.

### 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.

### Proposal and Site

The site is the public car park located along Lon St Ffraid, within the development boundary of Trearddur Bay as defined by the Joint Local Development Plan. The proposed scheme is for the siting of a freestanding heritage interpretation graphic panel in the north-east corner of the car park.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

#### i. Siting and Design

This development is part of a wider project being delivered by the Ynys Cybi Landscape Partnership across several sites on Holy Island. The panel will measure approximately 0.9m by 0.4m, with a maximum height of 0.8m above ground level. It will be located on a grassed area in the north-east corner of the car park, behind the existing parking meter, and in close proximity to the Sea Shanty Café.

This panel will include information regarding local heritage and historical features in the Trearddur Bay area, and the wider Holy Island. All the information will be bilingual, ensuring that it will be accessible to all, and is compliant with policy PS 1 of the JLDP, which requires a bilingual signage scheme for all signage in the public domain.

The panel will be built with a green oak frame set in concrete footings, with the information on a weather resistant graphic sign. This will be an informative development of high quality design, ensuring compliance with policy PCYFF 3. Its small scale nature will ensure integration into the surrounding built environment, creating no greater visual impact.

## **ii. Impact on Adjacent Residential Properties**

This is considered a small scale development that will have no greater impact upon any neighbouring properties, in compliance with policy PCYFF 2. It will integrate well into its place in the corner of the car park, and will not be visible from most of the surrounding area due to the existing boundary wall.

## **Conclusion**

The proposal is a small scale development to provide a heritage interpretation panel in the car park in Trearddur Bay. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties. It will be informative, accessible to all, and is considered to comply with the relevant policies of 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:**

- Location plan
- Proposed site plan
- Proposed sign graphic layout
- Proposed sign details

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

### **(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity.

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 2, PCYFF 3, PS 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.

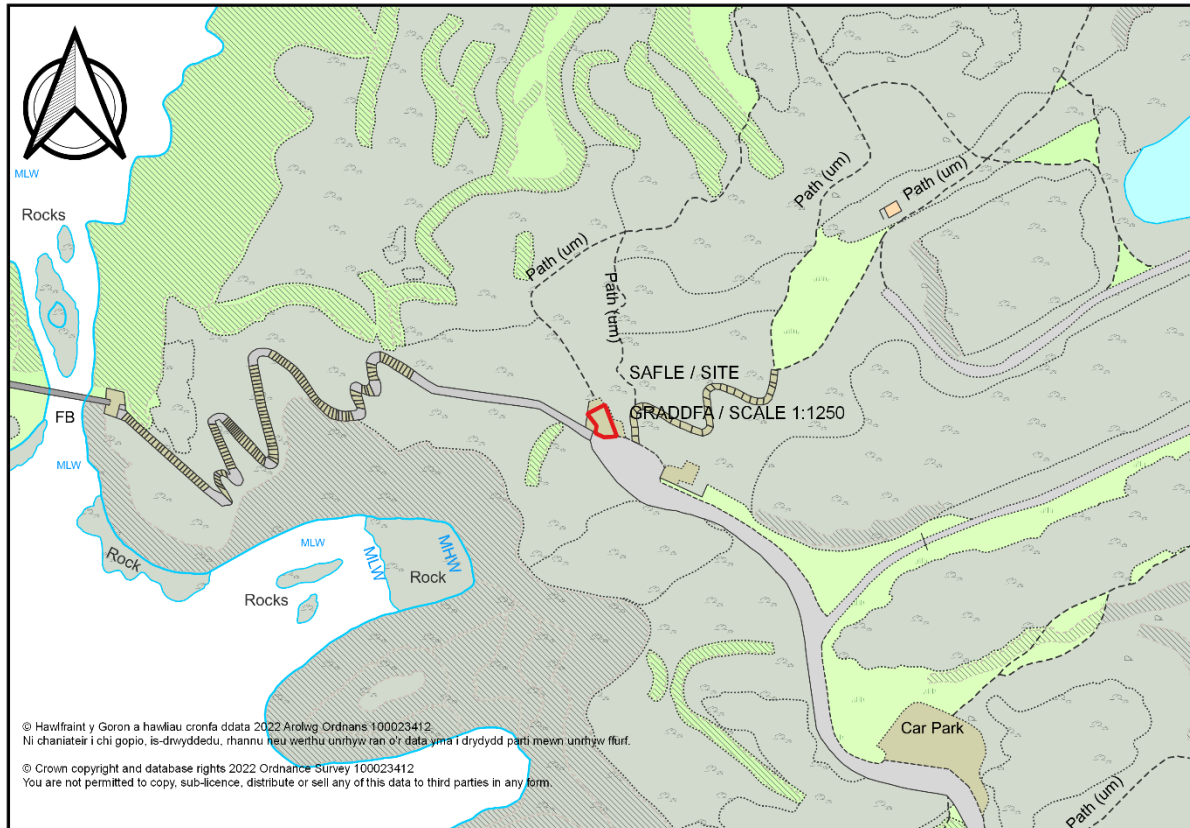


**Application Reference:** ADV/2022/14

**Applicant:** Head of Service, Regulation and Economic Development

**Description:** Application for the erection of a heritage interpretation sign at

**Site Address:** Car park near South Stack, South Stack Road, Holyhead.



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicants and owners of the land.

**Proposal and Site**

The application site is a small viewing area located to the East of South Stack Island and is considered within the open countryside as defined within the Joint Local Development Plan.

The application is for the erection of a freestanding heritage interpretation sign which will be located on the West side of the viewing area.

## Key Issues

The applications key issues are if the proposed sign complies with current policies, has a negative impact on the viewing area and a visual impact on the Area of Outstanding Natural Beauty.

## Policies

### Joint Local Development Plan

PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF4 – Design and Landscaping  
AMG1 – Area of Outstanding Natural Beauty Management Plans  
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Advice for applicant
Cynghorydd Trefor Lloyd Hughes	No observations to date
Cynghorydd Keith Robert Roberts	No observations to date
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No concern and advice for applicant
Cynghorydd Dafydd Rhys Thomas	No observations to date
Cyngor Cymuned Trearddur Community Council	No observations to date
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No observations to date

### Publicity:

A site notice was placed near the site and an advert placed in the local newspaper with the expiry date for receiving representations was the 07/12/2022. At the time of writing this report no letters have been received.

Consultation responses have been requested with the expiry date for receiving consultation responses being the 02/01/2023.

### Relevant Planning History

DIS/2018/8 - Cais i ryddhau amod (02) (Manylion panel arddangosfa) o ganiatâd cynllunio 46C82J/LB yn / Application to discharge condition (02) (Exhibition panel details) from planning permission 46C82J/LB at

- Goleudy Ynys Lawd/South Stack Lighthouse, Caergybi/Holyhead - [object Object] - Amod wedi ei Ryddhau / Condition Discharged

DIS/2019/33 - Cais i ryddhau amod (01) (cyn cychwyn ar unrhyw waith, bydd manylion llawn ar ffurf Datganiad Dull am y modd y bwriedir tynnu'r cadwyni yn cael ei gymeradwyo ) o ganiatâd cynllunio 46C82J/LB yn/ Application to discharge condition (01) (before work begins full details of the chains in the form of a Method Statement shall be provided ) of planning permission 46C82J/LB at - Ynys Lawd/South Stack, Caergybi/Holyhead - [object Object] - Amod Wedi'i Ryddhau yn Rhannol / Condition Partially Discharged

46C82J/LB - Listed Building Consent - Caniatâd Adeilad Rhestredig ar gyfer tynnu'r cadwyni oddi ar y bont droed yn / Listed Building Consent for removal of chains from footbridge at - South Stack, Caergybi/Holyhead

### **Main Planning Considerations**

The main planning considerations are if the proposed sign complies with current policies, has a negative impact on the viewing area and a visual impact on the Area of Outstanding Natural Beauty.

- (i) Siting, scale, design and appearance
- (ii) Dual language sign
- (ii) Impact on the Area of Outstanding Natural Beauty

#### **(i) Siting, scale, design and appearance**

The proposed heritage interpretation sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership. The siting of the sign will be erected on the Western side of the viewing platform with the sign measuring 0.9m wide, 0.4m in length and will be 0.65m from the ground. The sign is located where people can stand and read the sign without being on the road or to cause obstruction of traffic or people walking. The design and appearance of the frame of the sign will be Green Oak with weathering of the Oak overtime creating a weathered silver appearance. The siting, scale, design and appearance is considered acceptable with the sign complying with planning policies PCYFF2 and PCYFF3 of the JLDP.

#### **(ii) Dual language sign**

The sign will include information and images regarding the history of Holy island. The sign will be bilingual ensuring the sign supports the Welsh language with the words, imagery and layout being informative and complying with policy PS1 of the JLDP.

#### **(iii) Impact on the Area of Outstanding Natural Beauty.**

The proposed sign is within the Area of Outstanding Natural Beauty (AONB) and can be seen by people walking on the access road that ends at the steps going down the cliff to South Stack Island and by people using the viewing platform and people walking the public footpath. The sign is on the Western side of the viewing platform and is directly opposite the public footpath. The signs scale and visual appearance is considered acceptable and will not have a negative impact on the AONB and complies with policy AMG1.

### **Conclusion**

It is not considered that the proposed interpretation sign will impact the use or character of the existing viewing platform or the Area of Outstanding Natural Beauty. It is considered that the overall siting, scale, design and appearance for the proposed scheme complies with relevant planning policies and the recommendation is one of approval.

## 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.**

- ☐ Location Plan - TQRQM22235095120932 – Dated 23/08/2022
- ☐ Proposed Site Plan - TQRQM22235095332946 – Dated 23/08/2022
- ☐ South Stack Lookout Tower Sign Details
- ☐ Proposed interpretation sign – ‘Standing on the cliffs watching for U-boats and plans’

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

**(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity

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: PCYFF2, PCYFF 3, PCYFF 4, AMG 1, PS1

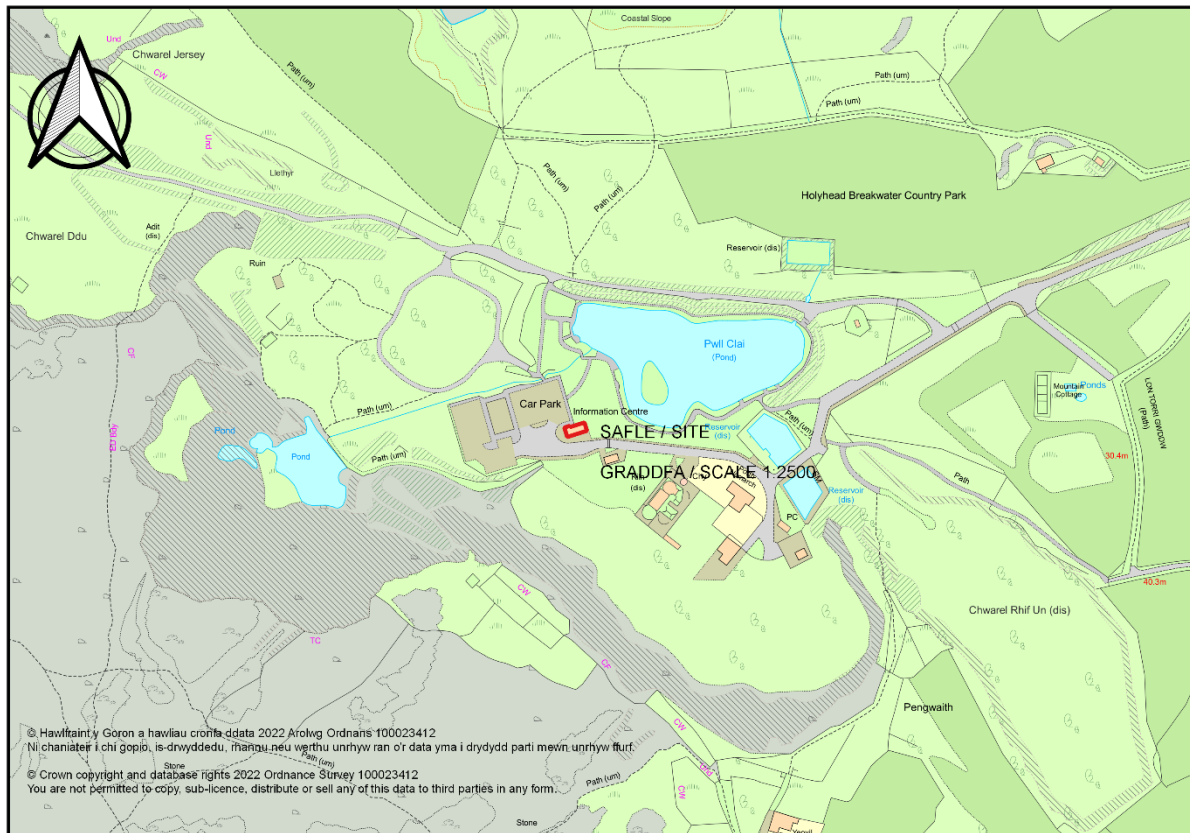
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** ADV/2022/15

**Applicant:** Head of Service, Regulation and Economic Development

**Description:** Advertisement Consent for the erection of a wall mounted heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre building

**Site Address:** Breakwater Country Park, Holyhead



## Report of Head of Regulation and Economic Development Service (Gwenda Baynam)

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is presented to the Committee as it is an application being made by the Isle of Anglesey County Council.

### Proposal and Site

The application site is the Breakwater Country Park Visitor Centre Holyhead.

The application presented is for the siting of the erection of a new wall mounted heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre.

## Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Robert Llewelyn Jones	No response at the time of writing this report
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing this report
Cyngor Tref Caergybi / Holyhead Town Council	No response at the time of writing this report
Ymgynghorydd Treftadaeth / Heritage Advisor	No comments
Cynghorydd Glyn Haynes	No response at the time of writing this report

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 letters of representations had been received at the department.

### Relevant Planning History

ADV/2022/7 - Erection of new wall mounted heritage interpretation sign to exterior of existing Breakwater Park Visitor Centre building. This sign is part of a wider project to deliver heritage interpretation across Holyhead being delivered by the Ynys Cybi Landscape Partnership.. - Parc Gwledig Morglawdd, Caergybi / Breakwater Country Park, Holyhead - Tynnwyd yn ôl / Withdrawn

FPL/2019/50 - Cais llawn ar gyfer addasu ac ehangu ynghyd a creu lle chwarae treftadaeth a tirlunio cysylltiedig yn / Full application for alterations and extensions together with the creation of heritage play area and associated landscaping at - Breakwater Country Park, Caergybi / Holyhead - Caniatáu / Permit

### 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.

## **Proposal and Site**

The site is the Breakwater Country Park Visitor Centre Holyhead. The proposed scheme is for the erection of a wall mounted heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre building

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

### **i. Siting and Design**

This development is part of a wider project being delivered by the Ynys Cybi Landscape Partnership across several sites on Holy Island. The panel will measure 1.6 metres x 1.1 metres and will be wall mounted to a stone wall.

This panel will include information regarding local heritage and historical features in the Holyhead area, and the wider Holy Island. All the information will be bilingual, ensuring that it will be accessible to all, and is compliant with policy PS 1 of the JLDP, which requires a bilingual signage scheme for all signage in the public domain.

The panel will be with the information on a weather resistant graphic sign. This will be an informative development of high quality design, ensuring compliance with policy PCYFF 3. Its small scale.

### **ii. Impact on Adjacent Residential Properties**

This is considered a small scale development that will have no greater impact upon any neighbouring properties, in compliance with policy PCYFF 2.

## **Conclusion**

The proposal is a small scale development to provide a heritage interpretation sign to exterior of existing Breakwater Country Park Visitor Centre. It is of an appropriate design and scale to ensure integration into the site and no impact upon neighbouring properties. It will be informative, accessible to all, and is considered to comply with the relevant policies of the Joint Local Development Plan.

## **Recommendation**

**(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:**

- Location plan
- Proposed site plan
- Proposed sign graphic layout
- Proposed sign details

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

**(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity.

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 2, PCYFF 3, PS 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.

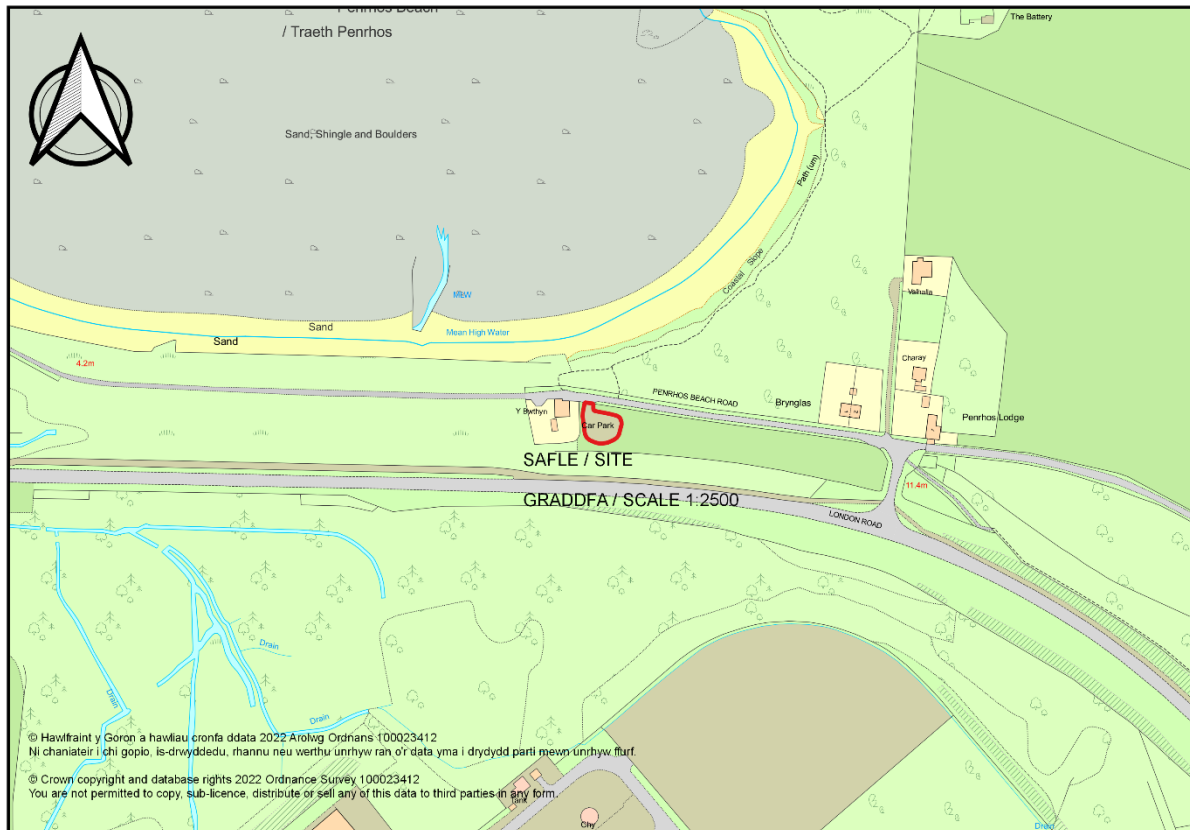


**Application Reference:** ADV/2022/16

**Applicant:** Head of Service, Regulation and Economic Development

**Description:** Advertisement Consent for the erection of a free standing interpretation sign in car park at

**Site Address:** Penrhos Coastal Park Holyhead



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicants and owners of the land.

**Proposal and Site**

The application site is the small Penrhos Coastal Park car park located along Penrhos Beach Road and is considered within the open countryside as defined within the Joint Local Development Plan.

The application is for the erection of a freestanding heritage interpretation sign which will be located on the West side of the existing car parking site.

## Key Issues

The applications key issues are if the proposed sign complies with current policies, has a negative impact on the neighbouring property and a visual impact on the Area of Outstanding Natural Beauty.

## Policies

### Joint Local Development Plan

PCYFF2 – Development Criteria  
PCYFF3 – Design and Place Shaping  
PCYFF4 – Design and Landscaping  
AMG1 – Area of Outstanding Natural Beauty Management Plans  
Policy PS 1: Welsh Language and Culture

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

### Response to Consultation and Publicity

Consultee	Response
Cynghorydd Jeff M. Evans	No observations to date
Cyngor Tref Caergybi / Holyhead Town Council	No observations to date
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Informative for applicant
Cynghorydd Pip O'Neill	No observations to date
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No observations to date

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A site notice was placed near the site with the expiry date for receiving representations was the 07/12/2022. At the time of writing this report no letters have been received.

### Relevant Planning History

ADV/2022/10 - Erection of freestanding heritage interpretation sign in car park on Penrhos beach road, accessed from London Road A5. - Parc Arfordirol Penrhos Caergybi/ Penrhos Coastal Park Holyhead - [object Object] - Tynnwyd yn ôl / Withdrawn

46C427L/COMP - S106 - Compliance with Terms of Agreement - Submission of Community Liaison Group Scheme (CLGS) to comply with the Terms of Agreement as set out in Schedule 8, Section 7 and Penrhos Public Access Land Scheme (PALS) as set out in Schedule 8, Section 13.1 of the Section 106 Agreement attached to pla - Penrhos Leisure Village, Penrhos, Caergybi/Holyhead

46C427M/COMP - S106 - Compliance with Terms of Agreement - Submission of Public Rights of Way to comply with the Terms of Agreement as set out in Schedule 6 of the Section 106 Agreement attached to planning permission ref. 46C427K/TR/EIA/ECON at - Penrhos Leisure Village, Penrhos, Caergybi/Holyhead

## **Main Planning Considerations**

The main planning considerations are if the proposed sign complies with current policies, has a negative impact on the neighbouring property and a visual impact on the Area of Outstanding Natural Beauty.

- (i) Siting, scale, design and appearance
- (ii) Impact on the neighbouring property
- (iii) Dual language sign
- (ii) Impact on the Area of Outstanding Natural Beauty

### **(i) Siting, scale, design and appearance**

The proposed heritage interpretation sign is part of a wider scheme across Holyhead being delivered by Ynys Cybi Landscape Partnership. The siting of the sign will be erected on the grassed scrub area on the Western side of the existing car parking area with the sign measuring 1.1m wide, 1.6m in height and will be 0.55m from the ground. The sign is located where people can stand and read the sign without causing obstruction of traffic entering and exiting the car park or obstruct people walking by. The design and appearance of the frame of the sign will be Green Oak with weathering of the Oak overtime creating a weathered silver appearance. The siting, scale, design and appearance is considered acceptable with the sign complying with planning policies PCYFF2 and PCYFF3 of the JLDP.

### **(ii) Impact on the neighbouring property**

The sign will be erected on the western side of the existing car park with the dwelling Y Bwthyn located to the West of the car park on the land adjacent. The sign will be located 9.6m from the dwelling with the sign not obstructing any windows or be positioned in a location which would increase overlooking from the car park into the property.

### **(iii) Dual language sign**

The sign will include information and images regarding the history of Holy island. The sign will be bilingual ensuring the sign supports the Welsh language with the words, imagery and layout being informative and complying with policy PS1 of the JLDP.

### **(iv) Impact on the Area of Outstanding Natural Beauty.**

The proposed sign is within the Area of Outstanding Natural Beauty (AONB) and can be seen by people using the car park and by people walking along Penrhos Beach Road. The signs scale and visual appearance is considered acceptable and will not have a negative impact on the AONB and complies with policy AMG1.

## **Conclusion**

It is not considered that the proposed interpretation sign will impact the use or character of the of the existing car park or the Area of Outstanding Natural Beauty. It is considered that the overall siting, scale, design and appearance for the proposed scheme complies with relevant planning polices and the recommendation is one of approval.

## **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.**

- ☐ Location Plan – TQRQM22223141330255 – Dated 11/08/2022
- ☐ Proposed Site Plan – TQRQM22223141717205 – Dated 11/08/2022
- ☐ Penrhos Coastal Park Sign Details
- ☐ Proposed interpretation sign – ‘Ynys Cybi a place to discover’

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

**(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of visual amenity.

**(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.**

Reason: In the interests of amenity.

**(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.**

Reason: In the interests of amenity.

**(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.**

Reason: In the interests of amenity

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: PCYFF2, PCYFF 3, PCYFF 4, AMG 1, PS1

Informative:

a) The applicant should note that planning permission does not constitute permission under the Highways Act for various activities that may be associated with the development i.e. use of the Highway/ footway to, for example, deposit material, deposit skips, erect scaffolding, any excavation within the highway or the provision of traffic management. Such activities will require the separate consent of the Highway Authority for which you should contact the Streetworks Section on 01248 752306.

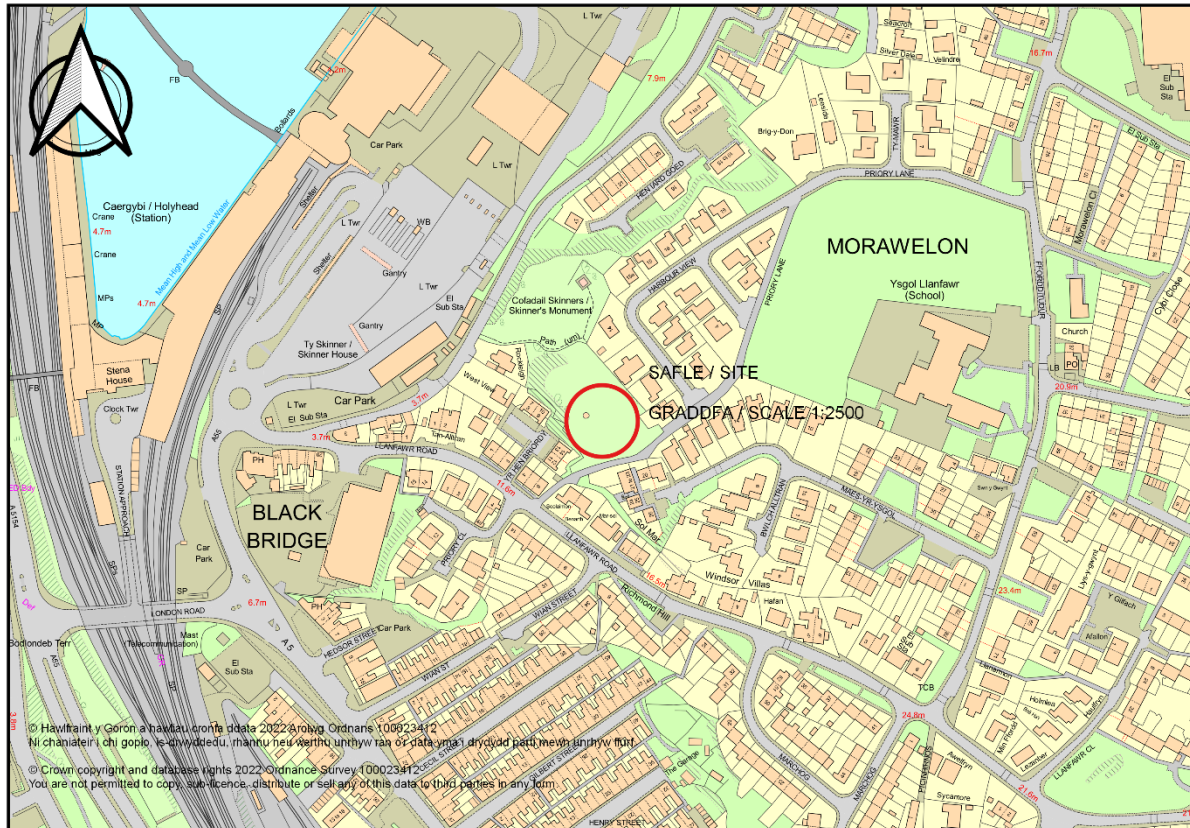
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** LBC/2022/33

**Applicant:** Head of Service, Regulation and Economic Development

**Description:** Listed building consent for alterations and repairs at

**Site Address:** Skinners Monument Pillbox, Holyhead



**Report of Head of Regulation and Economic Development Service (Keith Williams)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application has been submitted, alongside an associated listed building consent application (LBC/2022/34 - Pillbox adjacent to Trearddur Bay Hotel, Trearddur Bay), by Isle of Anglesey County Council as part of a wider Heritage Landscape Project.

**Proposal and Site**

Second World War pillbox fortification; part of circa 1940 defences of port of Holyhead is grade II listed (Cadw Record No.: 14741) as Pillbox near Skinner's Monument and is located on high ground 80m to S of Skinner Monument.

The building is described as being circular plan; in grey rubble with some brick on concrete foundations; head of wall has rubble set on end to give effect of folly or garden architecture; square-headed doorway, two tiers of loops, concrete roof. Detached curving screen wall protecting entrance doorway. The building is listed as being an unusual Welsh example of this fortification type, to a design believed to have been used only on Anglesey.

The application is for listed building consent for alterations and repairs.

The application has been submitted, alongside an associated listed building consent application (LBC/2022/34 - Pillbox adjacent to Trearddur Bay Hotel, Trearddur Bay), by Isle of Anglesey County Council as part of a wider Heritage Landscape Project.

## Key Issues

The application's key issues are:

- Does the proposal comply with relevant policies and policy considerations.
- Does the proposal significantly affect the character of the listed building.
- Does the proposal significantly affect the setting of the adjacent listed buildings.

## Policies

### Joint Local Development Plan

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.  
PPG (Wales) 9th Edition, Chapter 6. The Historic Environment.  
TAN 12: Design and TAN 24: The Historic Environment.  
Anglesey and Gwynedd Joint Local Development Plan (2017) Policy PS 20.  
Historic Environment (Wales) Act 2016 & Best Practice Guidance.

Legislative and Policy Requirements: Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

Planning Policy Wales (Edition 11) February 2021

Policy PCYFF 3: Design and Place Shaping.

Policy PCYFF 4: Design and Landscaping.

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

## Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Caergybi / Holyhead Town Council	No response received at the time of writing this report
GCAG / GAPS	Advice given
Joint Committee of The National Amenity Societies	No response received at the time of writing this report
Cynghorydd Pip O'Neill	No response received at the time of writing this report

Cynghorydd Jeff M. Evans	No response received at the time of writing this report
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The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper.

Expiry Date: 23 11 22

### **Relevant Planning History**

No Relevant Planning History

### **Main Planning Considerations**

Second World War pillbox fortification; part of circa 1940 defences of port of Holyhead is grade II listed (Cadw Record No.: 14741) as Pillbox near Skinner's Monument and is located on high ground 80m to S of Skinner Monument.

The building is described as being circular plan; in grey rubble with some brick on concrete foundations; head of wall has rubble set on end to give effect of folly or garden architecture; square-headed doorway, two tiers of loops, concrete roof. Detached curving screen wall protecting entrance doorway. The building is listed as being an unusual Welsh example of this fortification type, to a design believed to have been used only on Anglesey.

The application is for listed building consent for alterations and repairs.

The application has been submitted alongside an associated listed building consent application (LBC/2022/34 - Pillbox adjacent to Trearddur Bay Hotel, Trearddur Bay) by Isle of Anglesey County Council as part of a wider Heritage Landscape Project.

Most of the proposed works are considered to be repair and maintenance works that do not require formal consent. However, there are elements of the proposed works e.g. removal of 2 no. stones to create roof water outlets, removal of bituminous roof topping and laying of new thin concrete roof covering and waterproofing system towards new outlets.

The urgency for coastal defences during World War II and shortage of some building materials at the time resulted in a vernacular and hurried construction. The hurried construction with locally available materials meant that the pillboxes were never intended to be permanent structures. Consequently, construction issues have arisen, exacerbated by longstanding lack of maintenance, that need to be addressed in order to safeguard the structure's long term future.

The local planning authority consider that the proposed alterations are justified and sympathetic to the building's character and have been kept to a minimum so as not to harm the significance of the listed building.

It is considered that the proposals have been carefully considered and would not result in harm to the character or setting of the listed building or adjacent listed building. Consequently, the proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposal that protects the listed building, and adjacent listed building, subject to specific listed building consent conditions. At the time of writing this report no letter of objection has been received at this department.

## Conclusion

It is considered that the proposals have been carefully considered and would not result in harm to the character or setting of the listed building or adjacent listed building. Consequently, the proposals are supported as they have considered the character and significance of the listed building, and its heritage features, and submitted a proposal that protects the listed building, and adjacent listed building, subject to specific listed building consent conditions. At the time of writing this report no letter of objection has been received at this department.

## 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 Planning (Listed Buildings and Conservation Areas) Act 1990.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 3, PCYFF 4, and PS 20.

**(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 listed building consent.**

Location Plan / RAM-SK001 Rev P01  
Site Plan / RAM-SK002 Rev P01  
Proposed Repairs / 1620013257-RAM-ZZ-ZZ-DR-S-0006 Rev P01  
Technical Note 01 / 1620013258 01  
Design and Access Statement / Ramboll  
Heritage Impact Assessment / Ramboll Sept 2022

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

**(03) Demolition work shall be carried out by hand or by tools held in the hand other than power-driven tools.**

Reason: In the interests of ensuring that no damage is caused to the part of the building which is to be retained.

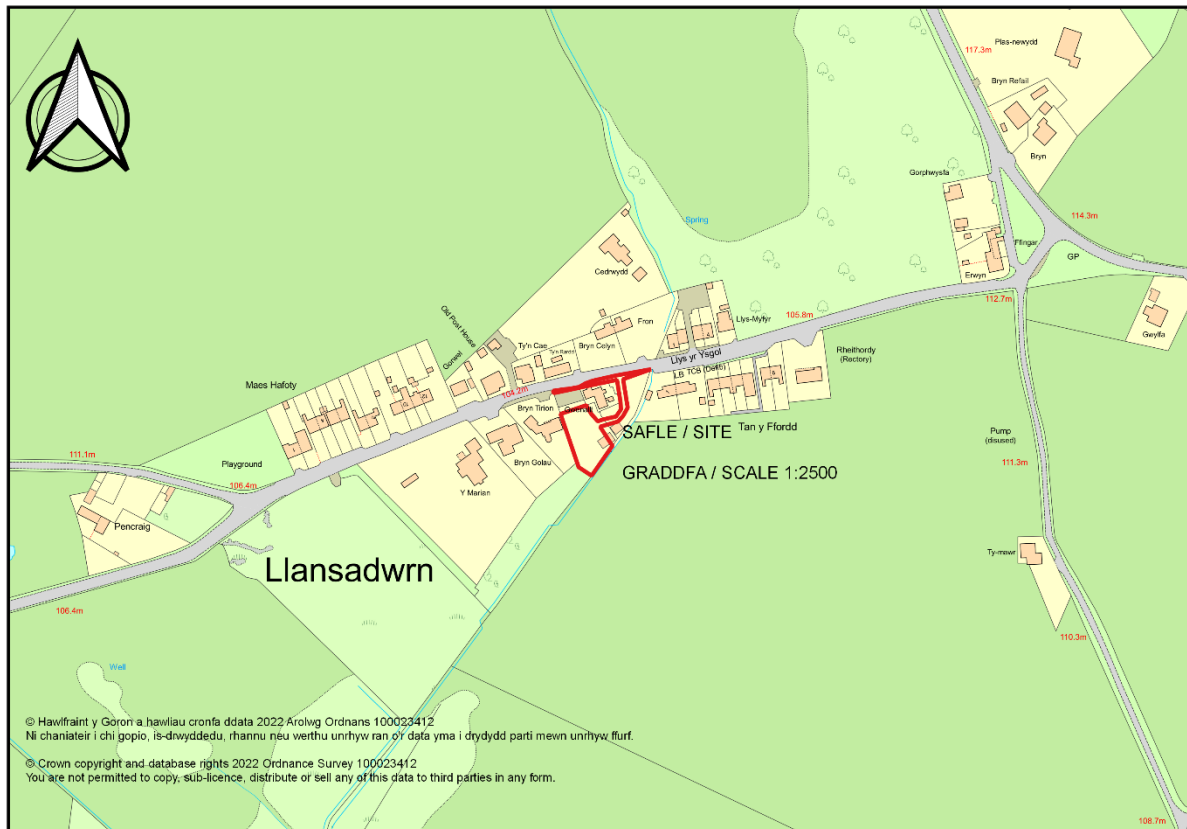
NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

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.



**Applicant:** Mr David Stafford

**Site Address:** Gwenallt, Llansadwrn



**Recommendation:** Refuse

At the request of the Local Member - Councillor Carwyn Elias Jones.

The proposed unit is sited to the South West of Gwenallt on land forming part of its curtilage. The proposed new access is located to the East of Gwenallt.

## 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, highway safety and impacts upon the amenities of neighbouring properties.

## Policies

### Joint Local Development Plan

Strategic Policy PS 14: The Visitor Economy  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 1: Welsh Language and Culture  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy TWR 2: Holiday Accommodation

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

Supplementary Planning Guidance - Tourism Facilities and Accommodation - March 2021

Supplementary Planning Guidance - Maintaining Distinctive and Sustainable Communities

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

### Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Comments
Cynghorydd Gary Pritchard	No response at the time of writing the report.
Cynghorydd Carwyn Jones	Requested the application is presented to the Planning Committee for consideration due to local concern, the site not sustainable and impact on the amenity of adjacent residential properties.
Cynghorydd Alun Roberts	No response at the time of writing the report.
Cyngor Cymuned Cwm Cadnant Community Council	Objection
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection, subject to conditions

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comment and advice in relation to the relevant policy framework.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Dwr Cymru/Welsh Water	Comments/condition
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments
Ymgynghoriadau Cynllunio YGC	Comments and informative regarding nearby open watercourse

The application was afforded statutory publicity. This was by the posting of personal notification letter to the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 27/10/2022.

At the time of writing the report, two representations had been received. The main points raised are summarised below:

- Application does not address the reasons for refusal of the previous application ref FPL/2021/258.
- The proposed new access is at the narrowest point in the road and will present an additional hazard for agricultural and other vehicles on a very busy village road especially during peak times when school buses, recycling and refuse wagons are present.
- Allowing a tourism development which would lead to additional activity and noise will impact upon the amenities and lifestyle of existing residents and their enjoyment of their property.
- The development may also have an impact on the value and desirability of neighbouring properties.
- Concern that approval of the application would set a precedent for further similar developments/uses in the locality.

### Relevant Planning History

FPL/2021/258 - Cais llawn ar gyfer dymchwel y sied bresennol a codi dau uned gwyliau ynghyd a addasu'r fynedfa bresennol yn / Full application for the demolition of the existing shed and erection of two holiday units together with alterations to the access at - Gwenallt, Llansadwrn - Gwrthod / Refused 25.01.2022.

### Main Planning Considerations

The application is made for the demolition of an existing shed and the erection of a new holiday unit together with the construction of a new access and driveway and associated development at Gwenallt, Llansadwrn.

This application is a re-submission and revision of an earlier application for 2 new holiday units which was refused on the 25<sup>th</sup> January 2022 under planning application reference FPL/2021/258. The application was refused on the grounds that by virtue of its location in a primarily residential area that it would be harmful to the residential character of the area, that the proposal would have a detrimental impact upon the amenities of the neighbouring properties due to its proximity to the boundary, that insufficient information had been provided to demonstrate that it was a robust and viable scheme and that insufficient information had been provided to demonstrate that adequate and safe vehicular access could be provided to cater for the development.

The application site is located within the defined Cluster of Llansadwrn.

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 located within a defined Cluster, but 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. Criterion 7 states that where a development would have an unacceptable adverse 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, planning permission will be refused.

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

The proposal involves the erection of a new building for use as holiday accommodation. The unit would be single storey, with timber cladding to the exterior walls and flat stepped roof, part of which would be a green sedum roof. From a purely design point of view, the unit itself is considered to be of a high quality, however there are concerns in relation to whether the development is acceptable and appropriate in this location and the potential impacts upon the amenities of nearby properties.

The site is located in a residential area and it is not considered that the development would be in keeping with the character and appearance of the area and would constitute an incongruous development in the locality which would neither complement nor enhance the character and appearance of the area contrary to policy PCYFF3.

Whilst the distance between the proposed unit and the Western boundary complies with the recommended distances contained in Guidance Note 8: Proximity of Development of the Design Guide for the Urban and Rural Environment SPG the unit would be encompassed by an elevated deck. The deck would extend approximately 2.5m beyond the Western elevation of the unit and be within 8m of the Western boundary. The deck floor would be elevated some 1.5m above ground level at the highest point and would likely lead to adverse impact upon the amenities of the neighbouring property by virtue of overlooking and loss of privacy of the rear garden area contrary to the provisions of policy PCYFF2.

Although the proposal includes appropriate landscaping and screen planting proposals to meet the requirements of policy PCYFF 4, it would nevertheless take several years to become sufficiently established to provide any form of effective screen along the boundary with the neighbouring property in order to overcome the above concerns regarding overlooking and loss of privacy.

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;

Policy TWR 2 relates to holiday accommodation and states that proposals 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 i. states that in the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site,

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 application site is not located within a development boundary but as it forms part of the curtilage of Gwenallt, it does constitute 'previously developed land', however for the reason already given above and consideration against criterion iv. of the policy below, it is not considered to be suitable.

It is not considered that the scale of the development is necessarily unacceptable in relation to the site, location or settlement in question in relation to criterion ii.

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

The application site is sited within a primarily residential area and does not therefore conform with the first part of the policy. Furthermore, as noted above, Llansadwrn is identified as a Cluster which are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities, consequently it is also therefore considered that the development by virtue of its use and associated activity has the potential to be harmful to the extremely sensitive social and residential character of the area contrary to criterion iv. of policy TWR 2 and also the amenities of nearby residential properties contrary to policy PCYFF 2.

In relation to criterion v. paragraph 6.3.67 of the JLDP states that in order to judge whether the proposed development will not lead to an over-concentration of this type of holiday accommodation within a particular location, applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loop-hole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable for holiday use.

A business plan has been submitted, which provides sufficient detail to satisfy the requirements of criterion (v) of policy TWR 2.

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 Cwm Cadnant community council area is **11.56%**.

The proposal also involves the formation of a new vehicular access to the East of Gwenallt and the closure of the exiting access to the West. The Highways Department have been consulted on the proposals and have raised no objections subject to conditions.

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 and the Supplementary Planning Guidance: Maintaining Distinctive and Sustainable Communities.

Whilst the application does trigger a requirements for a Welsh Language Statement or Welsh Language Impact Assessment Report, it does nevertheless need to show how consideration has been given to the language and sufficient information has been provided as part of the planning application to satisfy the requirements of the policy.

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in PPW(11), TAN18 and the Welsh Government's Building Better Places: Placemaking and the Covid-19 Recovery (July 2020)

The application site is located within the defined cluster of Llansadwrn. There are no services such as shops, cafes, pubs etc in the village, however the site is close to a bus stop and is therefore reasonably well located in terms of access to public transport links to the nearby service centres of Pentraeth,

Beaumaris, Menai Bridge and further afield and is therefore consistent with the principles of sustainable development.

### **Conclusion**

For the reasons set out above, the proposal is considered to be unacceptable and contrary to policies PCYFF1, PCYFF2, PCYFF3, PCYFF4 and TWR 2.

### **Recommendation**

That the application is refused for the following reasons:

(01) The Local Planning Authority consider that the proposal by virtue of its location in a primarily residential area will be harmful to the residential character of the area contrary to the requirements of policies TWR 2, PCYFF1, PCYFF2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021).

(02) The Local Planning Authority consider that the proposal will have a detrimental impact upon the amenities of the neighbouring properties by virtue of overlooking and loss of privacy contrary to the requirements of policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan.

**Application Reference:** DIS/2022/36

**Applicant:** HMRC

**Description:** Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme), (10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at

**Site Address:** Former Roadking Truckstop, Parc Cybi, Holyhead



**Report of Head of Regulation and Economic Development Service (Sion Hughes)**

**Recommendation:** Condition Discharged

**Reason for Reporting to Committee**

The application is to discharge condition(s) imposed by the Planning and Orders Committee in determining planning application reference FPL/2021/337 "Full application for the construction of an Inland Border Facility (IBF) at the former Roadking Truckstop, Parc Cybi, Holyhead" at its meeting that was held on the 02/03/2022.



## Proposal and Site

The site is located on the Parc Cybi Industrial estate on the southern edge of the town of Holyhead, which is part of a safeguarded employment site. Access to the site is provided from the designed estate road and the site includes both an entrance and exit access. The site benefits from a safeguarded consent for an Inland Border Facility under application reference FPL/2021/337, for which ground works have begun on site.

The application is made solely to discharge conditions 2, 3, 7, 9 and 10 from application FPL/2021/337 and as such the principle of the development is not for consideration.

## Key Issues

The application is made purely to discharge conditions 2, 3, 7, 9, and 10 from application FPL/2021/337 and as such the principle of the development is not in consideration. The sole consideration of the application is if the information provided is considered acceptable in meeting the requirements of these listed conditions.

## 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 TRA 4: Managing Transport Impacts  
Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

## Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied to recommend discharge of condition.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Satisfied to recommend discharge of condition following confirmation of material colour.
Uned Datblygu Economaidd / Economic Development Unit	No response.
Ymgynghorydd Tirwedd / Landscape Advisor	Satisfied to recommend discharge of condition.
Llywodraeth Cymru (Prifffyrdd/Highways)	Satisfied to recommend discharge of condition following confirmation and justification of vehicular movements.
Iechyd yr Amgylchedd / Environmental Health	Satisfied to recommend discharge of condition following implementation of S61 notice regarding hours of operation.

No publicity was afforded to the scheme as it is not a statutory requirement of a discharge of condition application.

## Relevant Planning History

SCR/2021/79 - Screening opinion for full planning application for the construction of an Inland Border Facility (IBF) on land at - Parc Cybi, Holyhead - EIA Not Required 03/12/2021

FPL/2021/337 - Full application for the construction of an Inland Border Facility (IBF) at - Former Roadking Truckstop, Parc Cybi, Holyhead, - Permit

DIS/2022/36 - Application to discharge conditions (02) (Construction Traffic Management Plan), (03)(Construction Environmental Management Plan), (07)(Details/Samples of Materials), (09)(Local Employment Scheme), (10)(Local Supply Chain Scheme) of planning permission FPL/2021/337: Full application for the construction of an Inland Border Facility (IBF) at Former Roadking Truckstop, Parc Cybi, Holyhead - Not yet determined

## Main Planning Considerations

Condition 02 of FPL/2021/337 requires the submission of a construction traffic management plan. Initial concern was expressed by the Welsh Government Highways in regards to the vehicular numbers included as part of the CTMP, however following clarification of the reasoning for the numbers by the agent, WG Highways subsequently withdrew their concerns and were satisfied to recommend discharge of condition. The Local Authority Highways department had no concerns and were satisfied to recommend discharge of condition.

Condition 03 of FPL/2021/337 requested the submission of a construction environmental management plan. Initial concern was raised by the Local Authority Environmental Health Department in regards to the proposed working hours and potential impact upon residential amenity, however following the completion of a S61 application with the Environmental Health Department they were happy to recommend discharge of the condition. Natural Resources Wales, WG Highways and LA Highways were happy to recommend discharge of this condition.

Condition 07 of FPL/2021/337 requires the submission of details of all external materials to be used in the construction of the permitted buildings. Initial concern was raised by NRW in relation to the proposed colour schemes, however following confirmation of the available colours in the required material, NRW were satisfied to recommend discharge of the condition. Walls will be finished in an off-white render and metal cladding (RAL 902 & 7035) whilst the roof will be finished in metal sheeting in RAL 7011 (standing seam roof).

Condition 09 of FPL/2021/337 required the submission of a local employment scheme which as a minimum includes the provision of the below:

- a) An obligation to publicise all job vacancies in newspapers circulating in the locality. These newspapers shall be listed in the approved Local Employment Scheme;
- b) An obligation to give reasonable notice of any job vacancies arising at the development to the Holyhead Job Centre and with employment support agencies such as MonCF (or any organisation which may be their successors).

A local employment strategy document was provided as part of the discharge of condition application documentation and the planning department are satisfied that the information provided meets the requirement of the condition and as such are satisfied to recommend discharge of the condition.

Condition 10 of FPL/2021/337 requires that a local supply chain scheme is submitted which as a minimum includes details of *'the use of reasonable endeavours by the developer to maximise the use of materials and suppliers sourced from or located in North Wales in the construction of the development hereby approved'*. A social value calculator document was provided in support of discharging this condition. Its contents were considered by the planning department as were considered to be sufficient to discharge the condition.

**Conclusion**

The information provided is sufficient in meeting the requirements of the conditions mentioned above and as such it is not considered that there are any material reasons in planning terms which would justify not discharging any of the conditions.

**Recommendation**

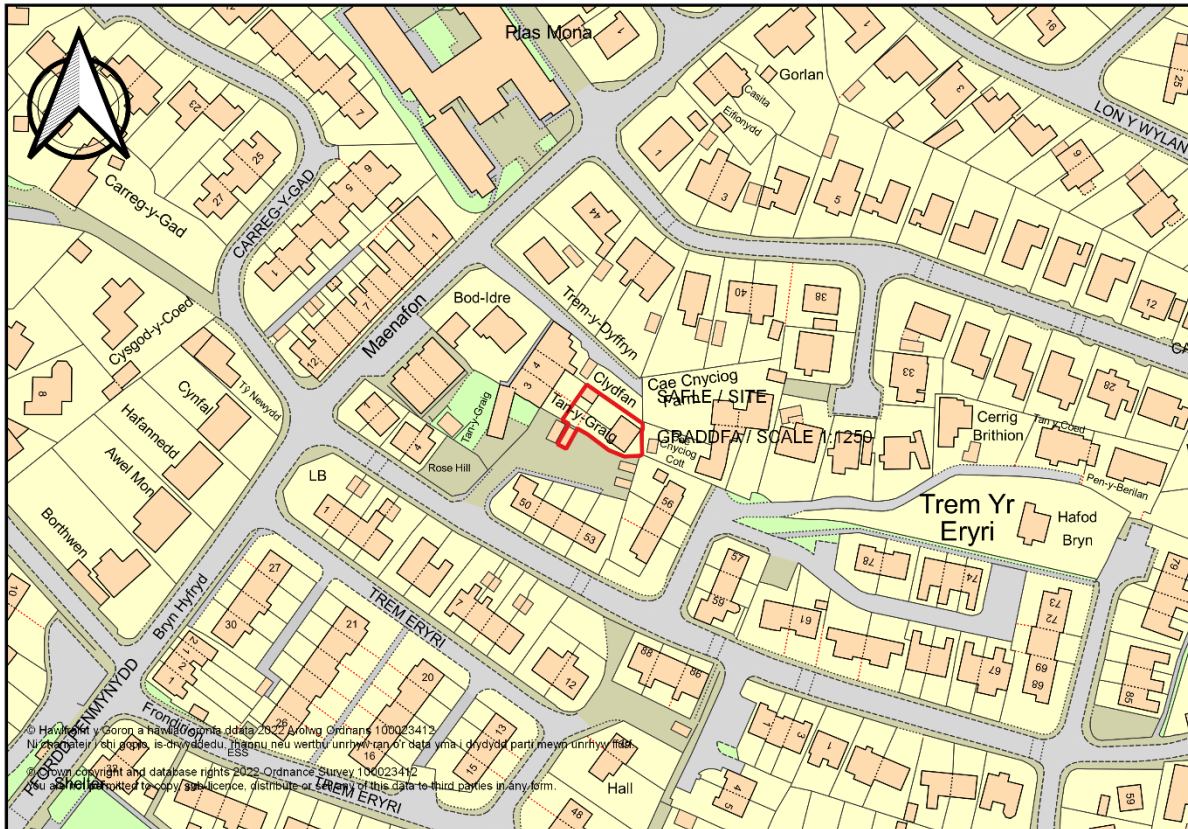
To fully discharge all conditions requested by the developer.

**Application Reference:** FPL/2022/258

**Applicant:** Alwyn Roberts

**Description:** Full application for alterations and extensions to the existing garage together with its conversion into a two bedroom bungalow at

**Site Address:** 3 Tan y Graig, Llanfairpwll



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

**Recommendation:** Permit

#### **Reason for Reporting to Committee**

The application is presented to the Committee as part of the application site is on land which is owned by the County Council.

#### **Proposal and Site**

The application site is a two storey semi-detached property, located in Tan y Graig, off Lon Ty Croes, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan.

The application is made for alterations and extensions to the existing garage, together with its conversion into a two bedroom bungalow.

## Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy PS 17: Settlement Strategy  
Policy PS 19: Conserving and where appropriate enhancing the natural environment  
Policy TAI 2: Housing in Local Service Centres  
Policy TAI 8: Appropriate Housing Mix  
Policy TRA 2: Parking Standards

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

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

## Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfairpwll Community Council	No response at the time of writing the report.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Draenio Gwynedd / Gwynedd Drainage	No observations in terms of land drainage or local flood risk.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	We should confirm that no trees are to be removed as part of the development, and whether the existing stone wall and hedgerow are to be retained. The new shrubbery should be of native species, and the bird and bat boxes proposed are good additions as biodiversity enhancements. Any outdoor lighting should be downward facing, of low illuminance, and on a timer to prevent light pollution. A cover letter from the applicant provided a response and confirmed compliance with the above.

Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the proposed development. Confirmed that the shared parking area with Trem Eryri is adopted by the Highways Authority.
Dwr Cymru/Welsh Water	There is no agreement to dispose surface water into the main sewer. Issued a condition that no surface water can connect to the public sewerage network, along with advisory notes for the applicant.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Provided the relevant policy considerations.

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 02/11/2022. At the time of writing this report, one letter of representation had been received at the department.

The main comments raised were:

- This garage was built with this sort of development in mind
- Proposed access to the new development is on Council owned land
- Location plan creates a false picture as Council land is included within the red line
- Congested parking area raises health & safety concerns

In response to these comments:

- Not a material planning consideration
- The applicant was requested to serve a Certificate B notice upon the Council
- The location plan is correct, showing the access from the property to the public highway
- The Highways Department were consulted and raised no objections

Following the analysis of the comments raised during the initial consultation, it was discovered that access to the application site from the public highway is afforded over Council owned land. The applicant served a Certificate B notice to the Council, and a second consultation period began. The latest date for the receipt of any representation was the 07/12/2022. At the time of writing this report, one letter of representation had been received at the department.

The main comments raised were:

- New access will endanger neighbours and increase traffic to an already congested residential parking area
- False information presented that the applicant owns the land at the access point
- Boundary wall that collapsed 12 years ago is now being removed for the access, showing the applicants' long term plan

In response:

- The Highways Department have no objection to the proposed development
- The Council own part of the land and a Certificate B notice has been served, as is the Statutory Requirement
- Not a material planning consideration

### **Relevant Planning History**

31C84 – Alterations and extensions to 3 Tan y Graig, Llanfairpwll. Approved 12/05/1988.

31C84A – Erection of a flat roof extension together with the erection of a detached double garage at 3 Tan y Graig, Llanfairpwll. Approved 06/07/2005.

## **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.

### **Proposal and Site**

The site is a two storey semi-detached property, located in Tan y Graig, off Lon Ty Croes, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan. The proposed scheme is for alterations and extensions to the existing garage, together with its conversion into a two bedroom bungalow.

The applications' main issues are:

- i. Siting and Design
- ii. Housing Considerations
- iii. Impact on Adjacent Residential Properties
- iv. Parking and Traffic

#### **i. Siting and Design**

The existing garage was granted planning permission in 2005 and is located in the rear garden, approximately 21m away from the main dwelling. It measures around 8.6m by 6.8m, with a pitched roof at 4.6m in height, and the eaves at 2.4m.

This proposal includes alterations and extensions to the garage, to cater for its conversion into a two bedroom bungalow. The extension is proposed on the north-west elevation, extending approximately 6m beyond the front of the existing garage into the grassed area. It will measure 5m wide, and a new pitched roof will be formed at 4.1m in height, which is 0.5m lower than the existing garage, making it a subservient extension.

The front elevation facing 3 Tan y Graig will have a set of sliding doors, whilst there will be two windows on the rear elevation. The side elevation facing the shared parking area will have two windows and a door, whilst the other side elevation will be a blank wall. The floor space of the existing garage will accommodate one bedroom, a bathroom and a living/kitchen area, whilst the extension will accommodate an en-suite bedroom and a porch. The proposed design materials of render and a slate roof will ensure a high quality design in compliance with PCYFF 3, which will integrate and be in-keeping with its surrounding properties.

It is considered that the proposed development will provide sufficient amenity space to serve the existing and future occupants, in line with policy PCYFF 2. 3 Tan y Graig currently has a large rear garden which is to be halved as part of this development, providing amenity space for the proposed bungalow and maintaining amenity space for the existing property. Small gardens are a common feature in the area with several terraced properties, therefore it is considered that the amenity space provided is acceptable.

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. In regards to this application, a bird box and a bat box have been added to the proposed elevations, together with the planting of new native shrubbery to define the new boundary. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act and policy AMG 5.

#### **ii. Housing Considerations**

Llanfairpwll is defined as a Local Service Centre under the provisions of the JLDP and therefore housing is considered under policy TAI 2, which supports housing on suitable windfall sites within the development boundary subject to capacity within the indicative provision allocation. The indicative provision for Llanfairpwll over the Plan period is 82 units. In the period 2011 to 2022 a total of 65 units

have been completed in Llanfairpwll, and the total land bank in April 2022 was 7 units. In addition there is an allocation under T35 for a further 30 residential units which currently does not have a planning permission. This means that the indicative provision on windfall sites has been exceeded.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Council to determine what type of sites will supply housing. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level for Local Service Centres is 1754 units. 859 units were completed between 2011 and 2021 in all Local Service Centres and 493 units were in the land bank. This means that there is a current shortfall of 402 units, and that the approval of this site can be supported by the expected provision within the Local Service Centres category.

The approval of this site can be supported by the expected provision within the Local Service Centres category. However, as the settlement has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2022 this application will need to be justified, outlining how the proposed development is addressing the needs of the local community.

Additional information was submitted by the applicant as justification for the scheme, which was considered acceptable by the JPPU. This justification specifies the need of the applicant to re-locate into a single storey property in the future. There was one property for sale in the area which fits the criteria, and no recently approved developments apparent in Llanfairpwll. This proposed bungalow would benefit the existing and future occupiers, as it is located in a central location in the village, in close proximity to local amenities and services.

### **iii. Impact on Adjacent Residential Properties**

Despite being located in a built-up area of Llanfairpwll, this is considered a small scale scheme to modestly extend the existing garage and convert it into a bungalow. Given the presence of the existing garage and its proximity to neighbours, it is considered that this development would have little or no greater impact upon their privacy and amenities, and that it complies with policy PCYFF 2.

The sliding doors on the front elevation of the bungalow will be approximately 14m away from the newly formed boundary with 3 Tan y Graig. The rear elevation is to remain as existing, and is on a slightly lower topographical level than neighbouring property Cae Cnyciog Cottage behind. The side elevation facing the rear garden of Clydfan will be a blank wall, and the existing hedge provides additional screening. The side elevation facing the shared parking area will have two windows and a door close to the boundary, but these will be overlooking the parking area, and will be over 15m away from the closest boundary in Trem Eryri. It is considered that no overlooking issues will arise from the development, and that the privacy and amenities of neighbouring properties will be maintained.

### **iv. Parking and Traffic**

The proposed bungalow will have a hardstanding area between its front elevation and the boundary with 3 Tan y Graig. This will provide ample parking space for two cars, which is required as part of the Highways Department parking standards, and to comply with policy TRA 2.

Access to the site will be afforded through the shared residential parking area, with a small section of stone wall to be removed. This access crosses Council owned land to reach the public highway, and notice has been served on the landowner from the applicant. Objections were received regarding the proposed access, however the Highways Department had no objections during consultation.



## Conclusion

This is a small scale development to modestly extend the existing garage and convert it into a bungalow. The additional residential unit can be supported by the expected provision within the Local Service Centres category, and the justification provided regarding the needs of the local community was acceptable for the JPPU. The proposed extension is small scale and will integrate into its surroundings with appropriate material choices, and it is considered that the development as a whole will have little or no greater impact 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 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.**

- A2-01a: Proposed site plan, floor plan & elevations
- A2-02: Location plan, existing site plan, floor plan & elevations

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

### **(03) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.**

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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: AMG 5, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 17, PS 19, TAI 2, TAI 8, TRA 2

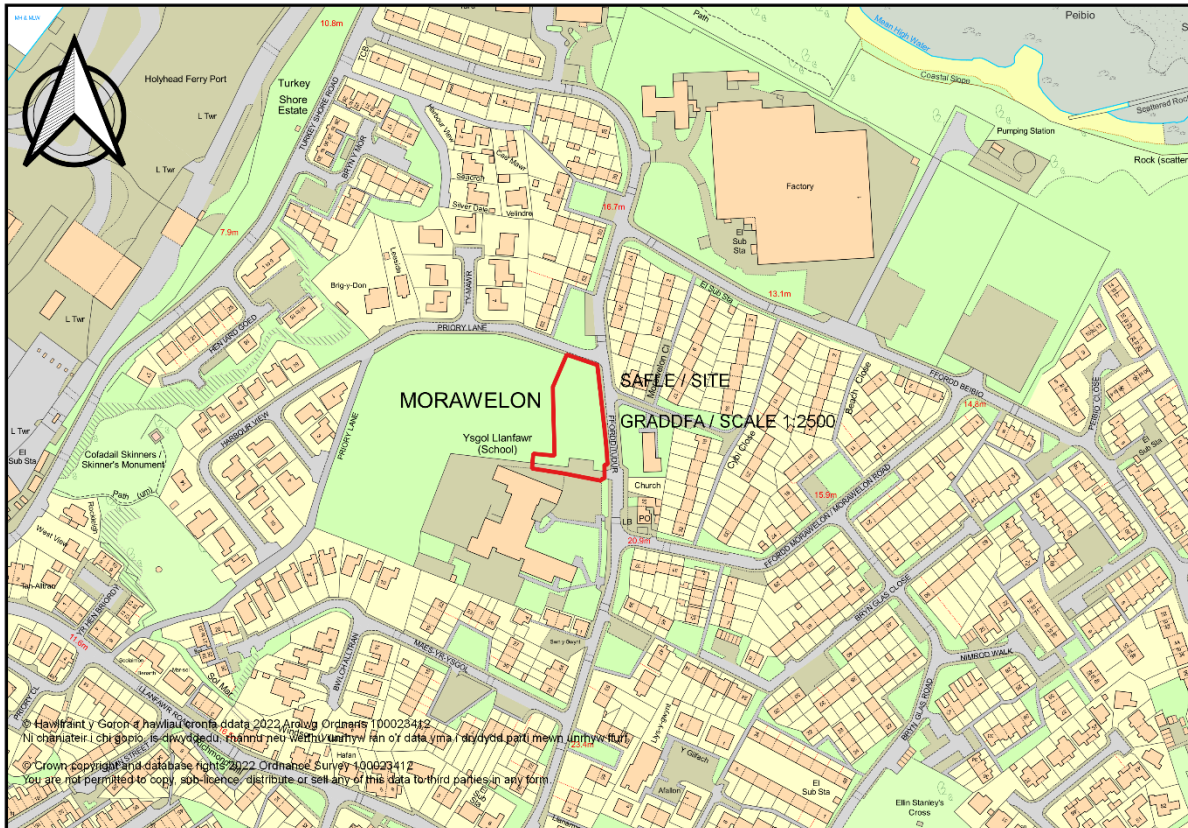
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2022/275

**Applicant:** Head of Service Lifelong Learning

**Description:** Full application for a new childcare unit at

**Site Address:** Ysgol Llanfawr, Ffordd Tudur, Holyhead.



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is made by the Council and is on Council owned land.

### Proposal and Site

The application is for the siting of a new mobile building to be used as a new childcare unit on land to the side (north east) of Ysgol Llanfawr, Holyhead and will front Ffordd Tudur. The site lies opposite the local convenience store and St Davids Church.

The site lies within the development boundary of Holyhead as defined under Policy TAI 1 of the Anglesey and Gwynedd Joint Local Development Plan.

## Key Issues

The applications key issues are;

- i. Compliance with Policy
- ii. Impact on amenities of neighbouring properties or surrounding area

## Policies

### Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan

Policy ISA 2: Community Facilities

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

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

Technical Advice Note 12: Design (2016)

Planning Policy Wales (11<sup>th</sup> edition)

## Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Caergybi / Holyhead Town Council	No response to date
Cynghorydd Jeff M. Evans	No response to date
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Sylwadau
YGC (Ymgynhoriaeth Gwynedd Consultancy)	No response to date
Dwr Cymru Welsh Water	Standard comments
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Cynghorydd Pip O'Neill	No response to date
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response to date
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response to date

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 06/12/2022. At the time of writing this report no representations were received at the department.

## Relevant Planning History

FPL/2020/70 - Cais llawn ar gyfer estyniad yn cynnwys lifft llwyfan yn/Full application of an extension containing a platform lift at - Ysgol Llanfawr School, Caergybi / Holyhead - Caniatáu / Permit 15/07/2020

19C771 – Application to determine whether prior approval is required for the removal of 3 existing equipment cabinets and the installation of 10 new equipment cabinets on Llanfawr Primary School, Holyhead – Proposal does not require permission 25/05/2001

## **Main Planning Considerations**

**Policy Context** - PCYFF Policy 1 'Development Boundaries' states that developments outside development boundaries will be rejected unless they are in accordance with specific policies in the Plan or national planning policies or the proposal demonstrates that its location in the countryside is essential. It is noted that the site is situated within the Holyhead development boundary.

ISA Policy 2 'Community Facilities' states the Scheme will help maintain and maximise community facilities by allowing applications for community facilities provided they comply with the criteria under which the proposal will provide a vital facility that supports the local community. Criterion (i) states that the facility is located within or immediately near development boundaries. As noted above, the site is located within the Holyhead development boundary.

Policy criterion (ii) refers to new buildings and if the needs of the community cannot be met by existing use of existing facilities or by conversion of existing buildings. Consideration should be given if there is an appropriately sized building in the local area for the purpose of the proposal.

The applicant has confirmed that there are no alternative buildings that can be used for the proposal.

Criterion (iv) states that the scale and type of proposal should be appropriate relative to the size, character and function of the settlement. Holyhead has been identified as an Urban Service Centre.

Criterion (v) seeks to ensure that the offer is easily accessible by foot, bicycle and public transport. You should be satisfied that the site provides adequate access to the site through the methods set out in the criterion. This issue may also be considered against TRA Policy 4 'Control of Transport Disruptions',

Policy PS 1 does not require a Welsh language impact assessment for this type of land use as the Plan includes a number of mitigation measures within individual policies for these such developments. PS 2, ISA 1 and ISA 2 policies seek to ensure that adequate infrastructure is in place, or could be delivered in a timely manner to support development / meet related needs / mitigate their impact fully or to an adequate level. In accordance with the relevant criteria, the provision of educational facilities is a form of infrastructure that can be supported under these policies.

However, in accordance with Annex 5 of CCA 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) it should be shown how consideration has been given to the Welsh language. The method of recording the information needs to be tailored to the nature of the proposed development and the issues that will need to be addressed. Methods may include a letter with the planning application, a Planning Statement, a Design and Access Statement or a Welsh Language Statement or a Report about the Welsh Language Impact Assessment. Section D of Annex 5 of the CCA 'Maintaining and Creating Distinctive and Sustainable Communities' (July 2019) outlines the Welsh language issues that should be considered with development of this scale

The applicant has submitted a Communal and Linguistic Statement in support of the application and the Policy and Welsh Manager has confirmed that the details submitted are acceptable.

**Impact on neighboring properties and surrounding area** - The building is a single storey unit with a sloping flat roof. The building measures approximately 21m x 11.8m x 3.1m (at its highest point) and 2.8m (at its shortest point). The building will be located within the existing school grounds and vehicular access will be via the existing access to the existing car park together with a new pedestrian access is proposed off Ffordd Tudur. As the proposal is located within the school grounds and will provide nursery and after

school facilities it is not considered that the proposal will have a detrimental impact on the amenities of the neighbouring properties.

The proposed materials are considered acceptable in this location. The proposal includes biodiversity enhancements by way of planting a native hedgerow.

### **Conclusion**

The proposed development is acceptable in policy terms and will not have a detrimental impact on the amenities of neighbouring properties or locality and will improve childcare facilities in the locality.

### **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.**

**ED227-PL-01 - Existing site plan**  
**ED227-PL-02 - Location plan**  
**AL08 - Proposed elevation**  
**AL07 - General arrangement plan / floor plan**  
**AL06 - Proposed drainage plan**  
**AL06 - Proposed fencing plan**  
**AL06 - Proposed site plan**  
**AL06 - Topography**  
**Communal and Linguistic Statement**

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

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.