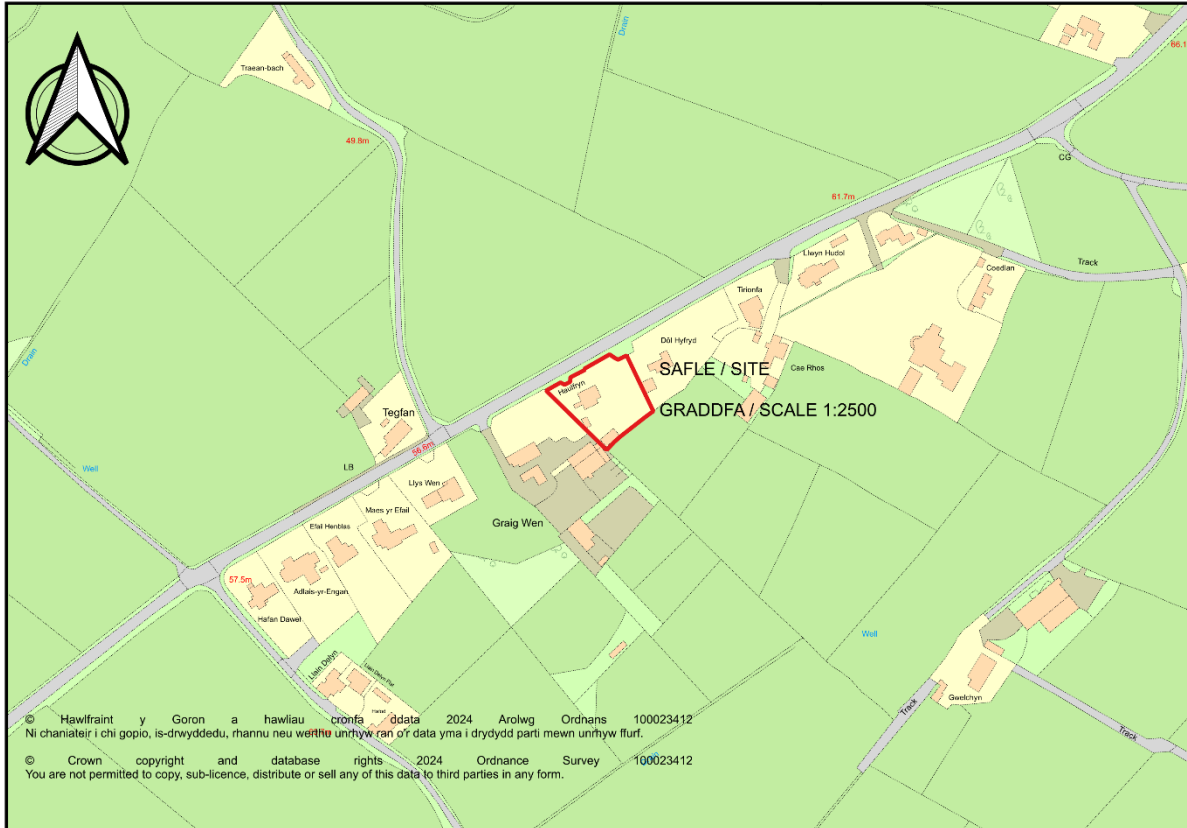


Application Reference: FPL/2024/37

Applicant: Director of Social Services

Description: Full application for an extension to the day centre to provide residential accommodation at

Site Address: Haulfryn, Capel Mawr, Llangristiolus.



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is made on council owned land by the Head of the Housing Service.

### Proposal and Site

The site is located in the rural cluster of Capel Mawr as defined under the Joint Local Development Plan. The existing site consists of a building which was previously a dwelling, but has recently undergone works to change its use into a day care centre in line with permission FPL/2021/310. The building is single storey and set within ample curtilage and includes 2 private accesses from the public highway for access and egress from the site.

The proposal is made for the erection of an extension to the rear of the building which will create space for 3 bedrooms which will be used as living accommodation for 1 member of staff and 2 service users. The extension will utilise materials sympathetic to those used in the existing building, with the walls finished in white render to match and the roof in fibreglass.

## Key Issues

The key issues of the scheme are its acceptability in terms of its principle, design, impact on residential amenity and impact upon the local highway network.

## 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 TAI 11: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly

Policy TRA 4: Managing Transport Impacts

Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)

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

## Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with highway arrangements.
Polisi Cynllunio / Planning Policy	Confirmed policy TAI 11 as relevant policies of the JLDP.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with addition of nesting boxes and sensitive lighting. No objection to contents of Green Infrastructure Statement.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives regarding pollution prevention.
Cynhorydd Geraint Ap Ifan Bebb	No response.
Cynghorydd Nicola Roberts	No response.
Cyngor Cymuned Llangristiolus Community Council	No response.
Dwr Cymru Welsh Water	No objection.

Publicity was afforded to the scheme by the posting of personal letters to occupiers of the neighbouring properties. The latest date for representations to be made in response to the above was the 12/04/2024. At the time of writing this report, one letter of representation had been received which raised concerns in regards to privacy and traffic. These issues will be addressed under the relevant sub headings below.

## Relevant Planning History

FPL/2021/310 - Full application for the change of use of the existing dwelling into a day centre for children with learning disabilities at Haulfryn, Capel Mawr, Llangristiolus. Approved 2/2/2022

## Main Planning Considerations

### Principle of Development

The principle of such development is considered under policy TAI 11 of the Joint Local Development Plan. TAI 11 supports the provision of Specialist Care Accommodation subject to adherence with the following relevant criteria;

*"2. Specialist care accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location is provided, taking account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/ or unavailable."*

Following a site visit, it is noted that the day care use has not yet commenced and as such the building still has lawful C3 use as a dwelling house. Subsequently, it is considered that the site is a suitable brownfield site in accordance with the above noted criteria. It is clear the location of the accommodation is justified as it is to be used in connection with the consented and valid permission for the day care use of the site. Due to the above, it is not considered there is any objection in policy terms to the principle of the development and thus the LPA are of the opinion the principle of the scheme is acceptable and conforms with the thrust of policy TAI 11.

### Residential Amenity

Policy PCYFF 2 aims to protect the amenities of residential properties and states that proposals will be refused where they have an adverse impact on 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. The scale of the residential element of the scheme is not thought to be to such an extent that would cause a level of disturbance that would be detrimental to residential amenities. Having visited the site, it was observed that the boundaries are well defined by mature hedging and timber fencing. In light of the fact that the extension is single storey only, it is not considered that the scheme would overlook unacceptably or to an extent that would cause loss of privacy that would warrant refusal. It is additionally noted that the nearest neighbouring properties are over 30m away and thus exceed the maximum distance of 21m noted in the Supplementary Planning Guidance Design Guide. In light of the above, the department are satisfied the scheme conforms with policy PCYFF 2.

### Design

Policy PCYFF 3 is the main design related policy of the JLDP, with it's general thrust aimed at ensuring developments are high quality and complement/enhance the character and appearance of a site and its surroundings. As mentioned above, the scheme will utilise sympathetic materials which will not detract or be at odds with the existing building. The extension is located to the rear of the building where it would only be partially visible from the highway when travelling from the Llangristiolus direction along the B4422. At 3.6m in height, the extension will not dominate the appearance of the existing building and would visually be subservient. Due to the above, the department are satisfied the scheme will meet the requirements of PCYFF 3 in complementing and enhancing the appearance of the site and building.

## Highways

The proposal will utilise the same access and egress points as permitted under the previous application on site and it was stated by the developer that this scheme would generate an additional 4 vehicular movements per day in addition to the 40 generated by the day care element. The highways department had no objection to this and were satisfied with the additional traffic and the ability of the local highway network and accesses to cope with it. Policy TRA 4 of the JLDP seeks to ensure that no unacceptable harm is caused to highway operation, with the degree of unacceptable harm to be determined by the local authority on a case by case basis. Due to the above and the Highway Authority's satisfaction with the scheme, it is considered the scheme is in accordance with policy TRA 4.

## Ecology

Under policy AMG 5 and the Council's duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of nesting boxes on the building, which were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity. In addition to this, sensitive external lighting is proposed which was to the satisfaction of the ecology officer. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The document was considered satisfactory and commensurate with the scale of the application.

## Conclusion

The scheme was found to be in accordance with all relevant policies of the Joint Local Development Plan and no other material considerations were present which indicated a decision other than approval is justified. The proposal will provide residential accommodation to be used in conjunction with the previously granted care facility which will allow it to better meet the requirements of the service users. It is not considered that the scheme would give rise to any unacceptable impacts and as such the department are obliged to recommend 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.**

- Phase II Location Plan / 09723-CCE-XX-XX-DR-C-0001 Rev P01
- Phase II Site Visibility / 009723L-CCE-XX-XX-DR-C-0014 Rev P01
- Phase II Proposed Elevations / 09723-CCE-II-XX-DR-A-0003 Rev P02
- Proposed Site Layout / 09723-CCE-XX-XX-DR-C-0002 Rev P01
- Phase II Proposed Elevations / 09723-CCE-II-XX-DR-A-0004 Rev P02
- Phase II Proposed Ground Floor Layout / 09723-CCE-II-00-DR-A-0002 Rev P03

- **Proposed SuDS Approval Body (SAB) Layout / 09723-CCE-XX-XX-DR-C-0006 Rev P02**

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

**(03) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TAI 11, AMG 5, TRA 4.

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

**Application Reference:** FPL/2023/353

**Applicant:** Clwyd Alyn Housing Limited

**Description:** Full planning application for the erection of 54 new dwellings, construction of new vehicular access and road together with soft and hard landscaping on land adjacent to

**Site Address:** Cae Rhos, Porthdafarch Road, Holyhead,



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

**Recommendation:** Permit

### Reason for Reporting to Committee

At the request of Local Member Councillor T LI Hughes due to concerns regarding the overdevelopment of the area and highway safety and at the request of Councillor K Roberts due to local concerns.

### Proposal and Site

The application site comprises 1.76 hectares of agricultural land located on the south western approach to Holyhead. The application site is situated along Porthdafarch Road which leads via Henddu Terrace and Mountain View to Kingsland Road (B4545) in proximity to junction 2 of the A55 expressway. There is an existing dry stone wall and hedgerow present along the frontage with the public highway. The south

western boundary of the application site abuts the Area of Outstanding Natural Beauty "AONB". The application site is abutted to the north east by the Cae Rhos residential estate and to the south west by a residential property (Rowen). There is a public footpath on the opposite side of Porthdafarch Road and to the south east leading from the Cae Rhos estate.

The application is a full application for the erection of 54 dwellings comprising of 4 no. two bedroom bungalows, 1 two and 1 three bedroom wheelchair accessible bungalow, 10 no. two bedroom dwellings, 12 no. three bedroom dwellings, 6 no. four bedroom dwellings and 20 no. one bedroom flats together with the construction of a new vehicular access to serve the development and associated landscaping works.

## **Key Issues**

- i. Principle of residential development -
- ii. Highway safety
- iii. Impact on neighbouring properties and locality
- iv. Ecology and biodiversity

## **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 PCYFF 6: Water Conservation  
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres  
Policy TAI 8: Appropriate Housing Mix  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Policy AMG 1: Area of Outstanding Natural Beauty Management Plans  
Policy AMG 5: Local Biodiversity Conservation  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
Strategic Policy PS 1: Welsh Language and Culture  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets  
Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting  
Policy ISA 1: Infrastructure Provision  
Policy ISA 5: Provision of Open Spaces in New Housing Developments

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)  
Technical Advice Note 5: Nature Conservation and Planning (2009)  
Technical Advice Note 11: Noise (1997)  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 15: Development and Flood Risk (2004)  
Technical Advice Note 18: Transport (2007)  
Technical Advice Note 20: Planning and the Welsh Language (2017)  
Technical Advice Note 24: The Historic Environment (2017)

Supplementary Planning Guidance - Affordable Housing (2004)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
 Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Anglesey AONB Management Plan 2015-2020 "AONB Management Plan"

### Response to Consultation and Publicity

Consultee	Response
Strategol Tai / Housing Strategy	Provided information on housing need statistics.
Polisi Cynllunio / Planning Policy	Comments regarding relevant policies.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Scheme acceptable
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested further information and recommended conditional approval
Cyfoeth Naturiol Cymru / Natural Resources Wales	Recommended conditional approval for a detailed landscape planting scheme to be submitted for its written approval.
Dwr Cymru Welsh Water	Site is crossed by a public watermain and a public foul water rising main and provided advisory notes.
Draenio / Drainage	No response
Swyddog Cefn Gwlad a AHNE / Countryside and AONB Officer	No response
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Recommended conditional approval for a programme of archaeological works to be undertaken on the site prior to the commencement of works on site.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response
Cynghorydd Dafydd Rhys Thomas	No response
Cynghorydd Keith Robert Roberts	Referred the application to the Planning and Orders Committee for determination due to local concerns.
Cynghorydd Trefor Lloyd Hughes	Object due to over development in the area and serious highway issues. Referred the application to the Planning and Orders Committee for determination.
Cyngor Tref Caergybi / Holyhead Town Council	Object due to impact on highways safety
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Consideration has been given to the Welsh Language
Cyfarwyddwr Addysg, Sgiliau a Phobl Ifan Director of Education, Skills and Young People	No response



The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, placing of a notice near the site and the publication of a notice in the local press. The latest date for the receipt of any representation was the 09/02/2024. At the time of writing this report seven letters of representation and four web comments had been received at the department. The main issues raised were;

- i. Concerns regarding surface water drainage and the application site is liable to flooding
- ii. The application represents a 47% increase to the previously approved scheme
- iii. Increase in traffic and the road serving the site is inadequate
- iv. Out of character with the locality (previous scheme was for bungalows)
- v. Properties should not be allowed to change from permanent residential properties to holiday use
- vi. Anti-social behaviour
- vii. Local services (doctors and dentists) are full
- viii. Impact on environment.

I would respond as follows to the issues raised;

- i. As the proposal is for a large development a SUDs application will be required where surface water drainage will be assessed by the appropriate body. The site is not located within a designated flood zone.
- ii. The application is a new (full) application and the developer is not required to comply with the outline application. The land has been designated for housing development in the Anglesey and Gwynedd Joint Local Development Plan for 53 dwellings.
- iii. The Highway Authority have been consulted and raised no objection to the proposal.
- iv. The scheme comprises bungalows and two storey dwelling. whilst the Cae Rhos residential estate is an estate of bungalows there is a mixture of terrace, two storey detached and semi detached in the locality.
- v. At present it is beyond the remit of the local authority to impose conditions restricting the use of the properties as permanent residential dwellings. However the application has been submitted by Clwyd Alun housing association based on the evidence of housing need in the locality.
- vi. As stated above the land has been allocated for residential development for 53 dwelling in the current local development plan.
- vii. The proposal includes soft landscaping scheme with some trees to be retained, new tree planting wildflower and grassland meadow and native hedging.

### **Relevant Planning History**

19C1231 -Outline application for the erection of 32 market dwellings and 4 affordable dwellings, construction of new vehicular and pedestrian access, provision of play area and open spaces together with full details of access and layout on land adjacent to - Cae Rhos Estate, Ffordd Porthdafach Road, Caergybi/Holyhead - Refused 08/12/2020 - Appeal allowed 27/8/21

### **Main Planning Considerations**

- i. Principle of Residential Development - Holyhead is identified as an urban service centre within the Anglesey and Gwynedd Joint Local Development Plan (JLDP) which is the highest level of settlement on the island. Because of the sustainability credentials of these settlements a higher proportion (53%) of new development will be expected to take place in them.

The application site is located on an allocated site (T11) within the settlement boundary of Holyhead under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with policy TAI 1, further the JPPU have confirmed that at present capacity exists in the settlement and that no Welsh Language Statement is required with the planning application. A satisfactory record of how the Welsh language was considered in drawing up the planning application has been provided with the Design and Access Statement submitted with the planning application.

The proposal is a full application for the erection of 54 dwellings (which equated to a density of 30 dwellings per hectare).

Policy TAI 8 of the JLDP requires that the mix of housing in a development are appropriate and align with the need of the area. The mix of dwellings comprises 4 no. two bedroom bungalows, 1 two and 1 three bedroom wheelchair accessible bungalow, 10 no. two bedroom dwellings, 12 no. three bedroom dwellings, 6 no. four bedroom dwellings and 20 no. one bedroom flats. The Design and Access Statement explains how the mix was derived having regard to

The SPG Housing Mix and concludes that the scheme meets the need in Holyhead. The council's Housing Service confirm that they are satisfied with the housing mix proposed in the development.

Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 5.4 units. The scheme proposes 6 affordable dwelling and this complies with the requirement of Policy TAI 15.

ii. Highway Safety - Concerns have been raised by the Local Member and members of the public that the development will lead to an increase in traffic movements and that the road serving the site is inadequate to cope with the additional traffic. A Transport Statement has been submitted as part of the application and the Highway Authority have been consulted. Originally the Highway Authority requested amended details in order that the proposal complies with the requirements of Parking standards. An amended site layout has been submitted which illustrates the additional parking provision. The Highway Authority have confirmed that the amended site layout scheme is acceptable.

iii. Impact on residential amenities and locality - The council's SPG Design Guide provides guidance on the proximity of development to other properties and boundaries to prevent overlooking and other unacceptable impacts. The proposed properties that lie along the north eastern boundary of the site which borders the adjoining estate known as Cae Rhos are located 10.8 metres away from the boundary and this complies with the distances recommended in Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment. Due to these distances and the fact that the existing trees located along the boundary are to be retained as part of the development it is not considered that the construction of two storey properties along the northeastern boundary of the site will have a detrimental impact on the amenities currently enjoyed by the occupants of the properties.

The south western boundary of the application site abuts the AONB. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there are also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. As stated above the site has been allocated for residential purposes in the JLDP. There is a mixture of house types, scale and design in the locality and the design and materials to be used as part of the development are considered acceptable in this location and will not have a negative impact on the locality.

iv. Ecology and Biodiversity - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must achieve overall biodiversity enhancement in accordance with the Environment Wales Act (2016) and Planning Policy Wales.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The scheme proposes 15 house sparrow nest boxes, and 15 swift nest boxes. and new trees and hedging will be planted along with ornamental planting, wildflower and grassland meadows. The Ecological Advisor has requested further information in regards to biodiversity enhancement however due to the constraints of the site this is not possible within the site and at the time of writing this report we are in negotiation with the developer to provide a financial contribution for off site biodiversity enhancements.

## Conclusion

The site lies within the development boundary of Holyhead and the land has been allocated for its residential development for 53 dwellings. The proposal complies with current policies and will not have a detrimental impact on highway safety, residential amenities, locality or upon ecology. The recommendation is one of approval subject to a Section 106 Agreement for 6 affordable dwellings and subject to an acceptable proposal for biodiversity matters.

## Recommendation

That the application is permitted subject to the following conditions:

**(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.**

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

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

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

**(03) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.**

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

**(04) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 1, 2, 3 and 4.**

Reason In the interests of the amenities of the existing residential properties in proximity.

**(05) Any trees or shrub which forms part of the approved Landscaping Scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.**

Reason In the interests of the visual amenities of the area and biodiversity.

**(06) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:**

**The sustainability of the construction methods to be employed;**

**Full specification(s) of external lighting (if any)**

**Working hours during the construction**

**Dirt and dust control measures and mitigation**

**Noise, vibration and pollution control impacts and mitigation;**

**Water quality and drainage impacts and mitigation.**

**Precautionary reasonable avoidance measures “RAMS” for protected species.**

**Existing hedge and tree protection measures.**

**Height, specification and colour of safety all fencing and barriers to be erected in the construction of the development hereby approved.**

**Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.**

**The development hereby approved shall be undertaken in accordance with the approved CEMP.**

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

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

b) A detailed report on the archaeological work, as required by condition 13 (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork.(

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and TAN24: The Historic Environment. 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

**(08) The vehicular access to the development hereby approved shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

**(09) The vehicular access to the development hereby approved shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the public highway.**

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

**(10) No surface water from the development shall discharge onto the public highway. No development shall commence until full design details for the surface water drainage of the development have been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the approved scheme has been implemented and is fully operational.**

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

**(11) The estate road(s) and its access shall be designed and constructed in accordance with 'Residential Road Adoption requirements, Anglesey' (Copy enclosed with this decision notice).**

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

**(12) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development.**

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

**(13) The commencement of the development shall not take place until there has been submitted to and approved in writing by the local planning authority a Construction Traffic Management Plan "CTMP". The CTMP shall include;**

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

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

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

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

**(vi) The arrangements to be made for on-site parking for personnel working on the construction of the development hereby approved and for visitors;**

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

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

**The construction of the Development shall be completed in accordance with the approved CTMP.**

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

**(14) The dwelling(s) hereby approved shall not be occupied until the car parking space(s) for those dwelling(s) have been completed. The car parking spaces(s) shall be retained for these purposes in the lifetime of the development hereby approved.**

Reason: To ensure that the development does not result in any road / parking problems.

**(15) The development shall take place in accordance with the Mitigation and Recommendations contained within the Preliminary Ecological Assessment by Cambrian Ecology Ltd dated 9th May, 2023 submitted under application reference FPL/2023/353.**

Reason: To safeguard any protected species or nesting birds which may be present on the site.

**(16) Prior to their installation full details of all external lighting shall be submitted to an approved in writing by the Local Planning Authority. The "lighting scheme" shall include the following details:**

**Locations  
and light splays of all external lighting**

**The use of the external lights shall not commence until "the lighting scheme" has been installed in accord with the details to be approved in writing by the Local Planning Authority under the provisions of this condition. Thereafter the approved "the lighting scheme" shall be retained to the satisfaction of the Local Planning Authority and no additional external lighting shall be installed.**

Reason: To safeguard any protected species which may be present

**(17) No development shall commence until an invasive not-native species mitigation and removal plan has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.**

Reason: To control and prevent any invasive species present on the site.

**(18) No development or site clearance shall commence until a badger survey has been undertaken to establish whether further badger activity has been found on the site. The findings of the survey shall be submitted to and approved in writing by the local planning authority. If any evidence of badgers are found on site no development or site clearance shall commence until a licence has been issued by Natural Resource Wales.**

Reason: To safeguard any protected species which may be present

**(19) No vegetation clearance shall take place between March and September of any year.**

Reason: To safeguard any protected species which may be present

**(20) No development or site clearance shall commence until a long term management plan has been submitted to an approved in writing by the local planning authority. The plan shall outline the clearance practices; planting techniques of all new habitats; management and maintenance of all of the new habitats created on and off of site. The new habitats will need to be maintained and managed for the lifetime of the site.**

Reason: To safeguard any protected species which may be present

**(21) Notwithstanding the submitted plans no development shall commence or site clearance shall commence until a detailed landscaping plan has been submitted to and approved in writing by the local planning authority. The scheme shall implemented in accordance with the approved details.**

Reason: In the interest of ecology and biodiversity

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: PS 1, ISA 1, ISA 5, PS 4, TRA 2, TRA 4, PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TAI 1, TAI 8, TAI 15, AMG 1, AMG 3, AMG 5, PS 19, PS 20, AT 4.

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

Application Reference: FPL/2020/104

Applicant: Rectory Developments Anglesey Ltd

**Description:** Full application for the installation of an off-site surface water management system to serve the adjoining residential development previously approved under planning application reference 31C170E (Full application for the erection of 16 dwellings together with the construction of a new vehicular and pedestrian access) on land adjacent to

**Site Address:** Ty'n Llain Estate, Llanfairpwll



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

Part of the land that forms the application site is owned by the Local Authority.

**Proposal and Site**

The application site is a triangular parcel of land located within the development boundary of Llanfairpwll. The parcel of land lies between the properties on the Tyn Llain residential estate and the A55. The A55 highway lies at a lower ground level than the application site.



The proposal is a full application for the installation of an off-site surface water management system to serve the residential properties on the nearby Llys Eilian estate. Llys Eilian is a residential estate comprising of 16 properties.

### Key Issues

The application main issue is whether the proposed surface water system is adequate to serve the nearby residential estate.

### Policies

#### Joint Local Development Plan

Policy PCYFF 2: Development Criteria  
 Policy PCYFF 3: Design and Place Shaping  
 Policy ISA 1: Infrastructure Provision  
 Policy PCYFF 1: Development Boundaries  
 Strategic Policy PS 2: Infrastructure and Developer Contributions

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

Planning Policy Wales (Edition 12, February 2024)

### Response to Consultation and Publicity

Consultee	Response
Ymgynghoriadau Cynllunio YGC	Standard comments regarding SUDs however residential development was approved prior to the implementation of SUDs
Priffyrdd a Trafnidiaeth / Highways and Transportation	Numerous correspondence between Highways, developer and department. Following the receipt of additional information confirmed scheme is acceptable.
Llywodraeth Cymru (Priffyrdd/Highways)	Originally requested further information and following receipt of the additional information objected to the proposal as the proposal was to connect to the land drain that flows to the culvert that runs along the A55. Following lengthy discussions, amendments and receipt of historical information withdrew objection.
Cynghorydd Meirion Jones	No response
Cynghorydd Robin Wyn Williams	No response
Cyngor Cymuned Llanfairpwll Community Council	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments regarding replacement hedgerow planting
Ymgynghorydd Tirwedd / Landscape Advisor	Comments regarding hedge replanting
Dwr Cymru/Welsh Water	Standard comments regarding asset protection

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 06/08/2020. At the time of writing this report no letters of representation had been received at the department.

### **Relevant Planning History**

31C170: Application for residential development consisting of the erection of 24 affordable dwellings on part of OS 1426 Frondeg Terrace, Penmynydd Road, Llanfairpwll: Appeal against non-determination Dismissed 01/11/94.

31C170A: Outline application for residential development on OS 1426 Ffordd Penmynydd, Llanfairpwll: Approved 05/02/07 - Section 106 Agreement 01/02/07 (Affordable dwellings)

31C170B/DA: Detailed application for the erection of 11 dwellings to include 6, 3 bedrooms semi-detached dwellings, 4, 3 bedrooms dwelling with attached garage and one detached 4 bedroom dwelling together with the construction of a new access road, the construction of a vehicular access from Lon Hen Dyfnia and the construction of a vehicular access from Lon Penmynydd on OS enclosure no 1426, Ffordd Penmynydd, Llanfairpwll – Approved 09/02/2010

31C170D: Erection of 17 dwellings to include 12 no. 2 bedroom detached dwellings, 4 no. 3 bedroom semi-detached dwellings and 1 no. 3 bedroom bungalow, together with the construction of a new vehicular access and pedestrian access and the construction of an internal access road on land off Hen Lon Dyfnia, Llanfairpwll - Refused 01/06/16 - Appeal dismissed 10/01/17

31C170E - Full application for the erection of 16 dwellings (10 dwellings with 2 bedrooms, 4 dwellings with 3 bedrooms and 2 dwellings with 4 bedrooms) together with the construction of a new vehicular and pedestrian access on land adjacent to Hen Lon Dyfnia, Llanfairpwll - Approved 20/02/18 - S106 Agreement 09/02/18 (Affordable dwellings, open spaces and education financial contribution)

31C170F/DIS - Application to discharge conditions (01) (highway work), (05) (drainage details), (07) (street lighting), (08) (traffic management plan) and (13) (slab levels) of planning permission 31C170E at Hen Lon Dyfnia, Llanfairpwll - Conditions discharged 07/06/18

31C170G/DIS -Application to discharge conditions (06) (surface water drainage system management and maintenance), (09) (boundary scheme) and (10) (landscaping scheme) of planning permission 31C170E on land adjacent to Hen Lôn Dyfnia, Llanfairpwll - Conditions (09) and (10) discharged - condition (06) not discharged - 03/07/17

### **Main Planning Considerations**

Background - Planning application reference 31C170E was approved on the 20th February, 2018 and was subject to a Section 106 Agreement to safeguard that the development provided affordable units and an open space and education financial contribution.

Condition (06) of the permission requested that a management and maintenance plan for the surface water drainage system and the estate road should be submitted to the local planning authority for its written approval.

Planning application 31C170G/DIS was submitted for the discharge of conditions (06) (surface water drainage), (09) (boundary scheme) and (10) (landscaping scheme) was submitted in May 2018. Whilst the boundary and landscaping scheme (conditions (09) and (10)) were considered acceptable condition (06) was not discharged as it was not considered that the details submitted were acceptable and sufficient to discharge the condition.

The drainage scheme approved under planning application reference 31C170E was to be located in the field to the southeast of the current application site in a vacant agricultural field (next to Hen Lon Dyfnia residential properties) Following further investigations by the developer it was found that the approved surface water drainage scheme was not feasible in the approved location as the proposal conflicted with the location of a water main. The developer claimed that the water main had not been accurately plotted on the utility service maps.

The current application is to provide off-site surface water drainage system. Water from the residential estate will flow into the tanks and on occasions when the tanks overflow the water will drain into the existing land drain which will flow into the culvert that runs along the A55 highway.

Criteria 7. of Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan states that planning permission will be refused where the proposed development would have an adverse impact on the health and safety of occupiers of local residences, other land and property uses or characteristics, of the locality due to increased activity, disturbance, vibrations, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. Criteria 6 of Policy PCYFF 3 states that proposals will only be permitted where the drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

Originally the North and Mid Wales Trunk Road Agency (NMWTRA) requested further information and upon receipt objected to the proposal due to the concerns that water would drain to the land drain and to their culvert on the A55. Lengthy discussions and meetings have been held with the developer, NMWTRA, Highway Officers, Drainage Officers have taken place since the submission of the original drainage scheme and further information and historical evidence has been submitted by the developer and NMWTRA have confirmed that the drainage scheme is acceptable.

## **Conclusion**

The surface water drainage system is required to serve the 16 residential properties on the nearby Llys Eilian residential estate and the scheme as amended is adequate to serve the site and complies with current policies.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(01) Within 3 months of the date of this permission the surface water drainage system shall be connected to the system serving the properties on Llys Eilian residential estate in accordance with the details contained in condition (03) below and be in working order.**

Reason: To ensure that the site is adequately drained

**(02) Within 3 months of the date of this planning permission a management and maintenance plan for the surface water drainage system of the development hereby approved, and for the estate road on the development and a timetable for the carrying out of these management and maintenance measures shall be submitted to the Local Planning Authority for its written approval. The development shall thereafter proceed and be maintained in accordance with the management and maintenance plan approved under the provisions of this condition.**

Reason: To ensure that the site is adequately drained and highway safety

**(03) The proposed surface water drainage system layout must be constructed in accordance with the details on drawing 4035-107-Rev received 23/06/2020.**

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

**(04) The proposed surface water attenuation and infiltration system must be constructed in accordance with the details on drawing 002119-CCE-Va-XX-40:40:40:18-C-50:30-0002 S1-P03, dated 10/10/19 and received on 11/03/2021.**

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

**(05) The final drainage outfall connection into the existing surface water drainage system within Hen Lon Dyfnia must be limited to a maximum discharge rate equivalent to the site's pre-developed greenfield runoff rate and shall not exceed 3.0 litres per second min any event, with all excess flows being attenuated by storage on site.**

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

**(06) A non-return flow valve is incorporated into the surface water discharge system in the development prior to connecting into the existing drainage system within Hen Lon Dyfnia, to prevent the backflow of any external flood water into the development system. The details and location of the non-return flow valve shall be agreed in writing by the Local Planning Authority before it's location.**

Reason: To maintain the safety and free flow of trunk road traffic and ensure safe operation of the existing surface water drainage systems in the area

**(07) Within 3 months of the date of the permission a detailed landscaping scheme for the reinstatement of the development site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details within 6 months of the date of this permission.**

Reason: In the interest of visual amenity

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/2023/364**

**Applicant:** Director of Education, Skills and Young People

**Description:** Full application for the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area at

**Site Address:** Ysgol Gynradd Morswyn, Cyttr 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 proposed site is located within the grounds of Morswyn Primary School which is adjacent to Cyttr Road within the town of Holyhead. The existing site is a grassed area adjacent to Cyttr Road and a green grassed area within the curtilage of the school with an existing polytunnel.

The proposed development is the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area.

### Key Issues

The key issues are whether the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

### Policies

#### Joint Local Development Plan

PCYFF2: Development Criteria  
 PCYFF3: Design and Place Shaping  
 PCYFF4: Design and Landscaping  
 ISA2: Community Facilities  
 Strategic Policy PS 5: Sustainable Development  
 AMG5: Local Biodiversity Conservation

Technical Advice Note 12: Design  
 Technical Advice Note 16: Sport, Recreation and Open Space  
 Planning Policy Wales (Edition 12 February 2024)

### Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	Advice for the applicant.
Iechyd yr Amgylchedd / Environmental Health	Advice for the applicant.
Dwr Cymru Welsh Water	Had concerns regarding surface water drainage from proposed development. Amended design and confirmation that no increase of surface water will discharge into public sewerage system was provided by agent. Welsh Water had no objection to proposed development with conditions as part of any approval.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Requested further information and amendments to the plans. The agent provided amended plans and confirmation. The Highways Authorities confirmed they were satisfied with the proposed plans and information provided.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested an ecological survey and ecological enhancements. The agent provided amended plans and an ecological report. The council's Ecological Advisor was satisfied with the amended plans and report.
GCAG / GAPS	No observations received to date
Cyfoeth Naturiol Cymru / Natural Resources Wales	Did not consider that the proposed development affects a matter listed on their consultation topics.
Chwaraeon Cymru / Sport Wales	No observations received to date

Cynghorydd Pip O'Neill	No observations received to date
Cynghorydd Jeff M. Evans	No observations received to date
Cyngor Tref Caergybi / Holyhead Town Council	No observations received to date
Polisi Cynllunio / Planning Policy	Provided policy advice.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No observations received to date

## Publicity

The proposal has been advertised twice through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations being the 26/01/2024 for the original application and 16/04/2024 for the amended application. At the time of writing this report one letter of representation have been received.

The one letter of representation had the following concerns to the original proposed development:

- I wish to object to the proposed new car parking area because of the constant noise and disruption it will cause day and night with cars, trucks, and van's parking and the devaluation of properties in the area.

## Relevant Planning History

19LPA895/TR/CC - Codi estyniad i greu dosbarth a storfa yn / Erection of a classroom extension and storeroom at Ysgol Morswyn School, Caergybi / Holyhead. Caniatáu / Permitted 10/06/2008

19LPA959/CC - Cais llawn ar gyfer lleoli dosbarth symudol yn / Full application for the siting of a mobile classroom at Ysgol Gynradd Morswyn Primary School, Ffordd Cytir Road, Caergybi / Holyhead. Caniatáu / Permitted 06/07/2012

FPL/2019/162 - Cais llawn ar gyfer newid defnydd tir amaethyddol yn gae chwarae ar gyfer ysgol, codi ystafell ddosbarth symudol, codi ffensys a waliau terfyn ynghyd â gwaith tirlunio meddal a chaled yn / Full application for change of use of agricultural land into playing field for school, erection of mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Ysgol Morswyn School, Ffordd Cytir Road, Caergybi/Holyhead. Caniatáu / Permitted 08/08/2019

## Main Planning Considerations

The application is for the removal of the existing polytunnel, erection of a new community building with mixed use for community use and school use, erection of fencing together with creating a new parking area and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are if the proposal complies with planning policies, would the new building and parking area have a negative impact on the existing school, neighbouring dwellings or surrounding area.

### (i) Siting, scale, design and appearance of the community building and associated works together with impact on the existing school and neighbouring properties

The proposed new community building will be sited in the Western corner of the site within the curtilage of the school playground. The building will be approximately 5m away from the school building and 6.2m away from the boundary shared with no.5 Llain Bryniau. The proposed use of the building is to be used by the community as a community space and by the school for additional classroom space. The building measures 12m in length, 8.5m in width, 3.9m to roofs highest point and 3.4m to the roofs lowest point.

The building will have one sloping roof with rendered and timber clad walls, ply membrane roof and aluminium windows and doors.

The proposed development will include 2m high fencing to prevent access from the community building onto the existing school playground. Access to the community building will be through existing and proposed fencing with gates through the fencing.

The proposed building will have windows that face onto the existing school playground and towards the boundary shared with no.5 Llain Bryniau. The agent has confirmed that the use of the community building will be very low during the day with the headmaster of the school having no objection to the windows. The boundary shared between the school and no.5 Llain Bryniau has an existing boundary wall measuring approximately 1.5m in height. As part of the proposed development a new 2m high fence will be erected adjacent to the boundary and will provide an additional screen to prevent overlooking.

The proposed buildings surface water will drain into the existing public drainage system. As part of the development the existing mobile classroom on site will no longer discharge its surface water drainage into the public sewerage system but connect it to the existing soakaway drainage system on site and increase its capacity so as to not increase the overall surface water drainage from the site into the public sewerage system. Welsh Water have been consulted on the proposed drainage system and confirmed they have no objection to the amended surface water drainage system.

The application included an ecological survey report with the proposed development including ecological enhancements and a Green Infrastructure Statement. The council's Ecological Advisor has been consulted on the application and is satisfied with the Ecological Enhancements and requested the mitigation steps within the report are followed as part of the development.

#### **(ii) Proposed parking area together with impact on the existing school and neighbouring properties**

The proposed staff car parking area will be sited adjacent to Cyttr Road and to the North of the existing school. The parking area will be constructed on an existing grassed area which is encircled by Cyttr Road and a one-way road that allows access to the schools existing car park and off-road parking. The parking area will have a new one-way vehicle access to the East and a vehicle exit to the West with 11 new staff car parking spaces. New pedestrian paths and crossing will be part of the development together with new signage.

The proposed staff car parking area will be located approximately 15m away from the boundary of no. 17 Llain Bryniau, 14m away from the boundary of no.1 Llain Bryniau and 16m away from the boundary of Tranallt. The existing road around the proposed site will remain together with the existing off-road car parking area.

The proposed parking areas surface water will discharge into the existing highway surface water drainage system. Welsh Water have been consulted on the proposed drainage system and confirmed they have no objection and requested a condition be included as part of any approval to confirm no surface water will discharge into their system.

#### **(iii) Policy considerations**

**The Joint Local Development Plan (JLDP), Policy PCYFF 2** ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. The proposed community building and proposed staff car parking area will have minimal impact on the neighbouring properties with existing and proposed fencing preventing overlooking together with the scale of the developments not impacting adjacent roads or neighbouring properties.

**JLDP Policy PCYFF 3** ensures 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. The proposals should complement or enhance the existing site and



surrounding area. The proposed community building and proposed staff car parking area will enhance the sites with additional community and classroom space, provide additional staff parking area and will compliment the existing area and its uses.

**JLDP Policy ISA2** states that applications to enhance school facilities will be supported. The proposed development will enhance the schools use and provide a new community building for the area.

**JLDP Policy TRA 2** states parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. The Highways Authority provided consultation on the original proposed design and requested further information and amendments to the plans. The Highways Authorities consultation response to the amended design confirmed they were satisfied with the proposed plans and information provided.

**JLDP Policy TRA 4** states proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis. As previously stated above the Highways Authorities were satisfied with the proposed plans and information provided.

## **Conclusion**

The proposed community building and staff car parking areas siting, scale, design and appearance is considered acceptable as it would not have a negative impact on the existing site, neighbouring properties or surrounding area and can be conditioned to reduce any negative impacts so as to comply with planning policies PCYFF 2, PCYFF 3 and ISA2 of the JLDP.

## **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.**

- Existing Location & Block Plan – ED233-PL(00)01 – Dated November 2023
- Proposed Site Plan - ED233-PL(00)04 – Revision C - Dated 25/03/2024 – Received 05/04/2024
- Proposed Layout - 202122-YM-DES-015-0500-007 Revision G – Dated 26/06/2024 – Received 01/07/2024
- Proposed Elevations - ED233-PL(00)06 - Dated November 2023
- Proposed Floor Plan - ED233-PL(00)05 - Dated November 2023
- Proposed Section 104/106 Drawings – HAL-GN01075-C-ALL-GA-00-3001 – Revision P1 – Dated April 2024
- Report on Drainage Strategy – HALTEC – Reference GN01075/JDH/R01.0 – Dated March 2024
- Badger & Invasive Species Survey – Cambrian Ecology Ltd – SH2525981421 – Dated 07/03/2024

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

**(03) No surface water from the proposed car parking area as detailed on the 'Proposed Layout' (drawing no. 202122-YM-DES-015-0500-007 Revision G – Dated 26/06/2024 – Received 01/07/2024) shall be allowed to drain directly or indirectly to the public sewerage system.**

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.

**(04) Prior to the use of the building and car parking area hereby approved the bird nest box and bug hotel shall be installed on the building and on site as per drawing Proposed Site Plan - ED233-PL(00)04 – Revision C - Dated 25/03/2024 – Received 05/04/2024 and Proposed Elevations - ED233-PL(00)06 - Dated November 2023 and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

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, PCYFF 4, ISA 2, PS 5, AMG 5

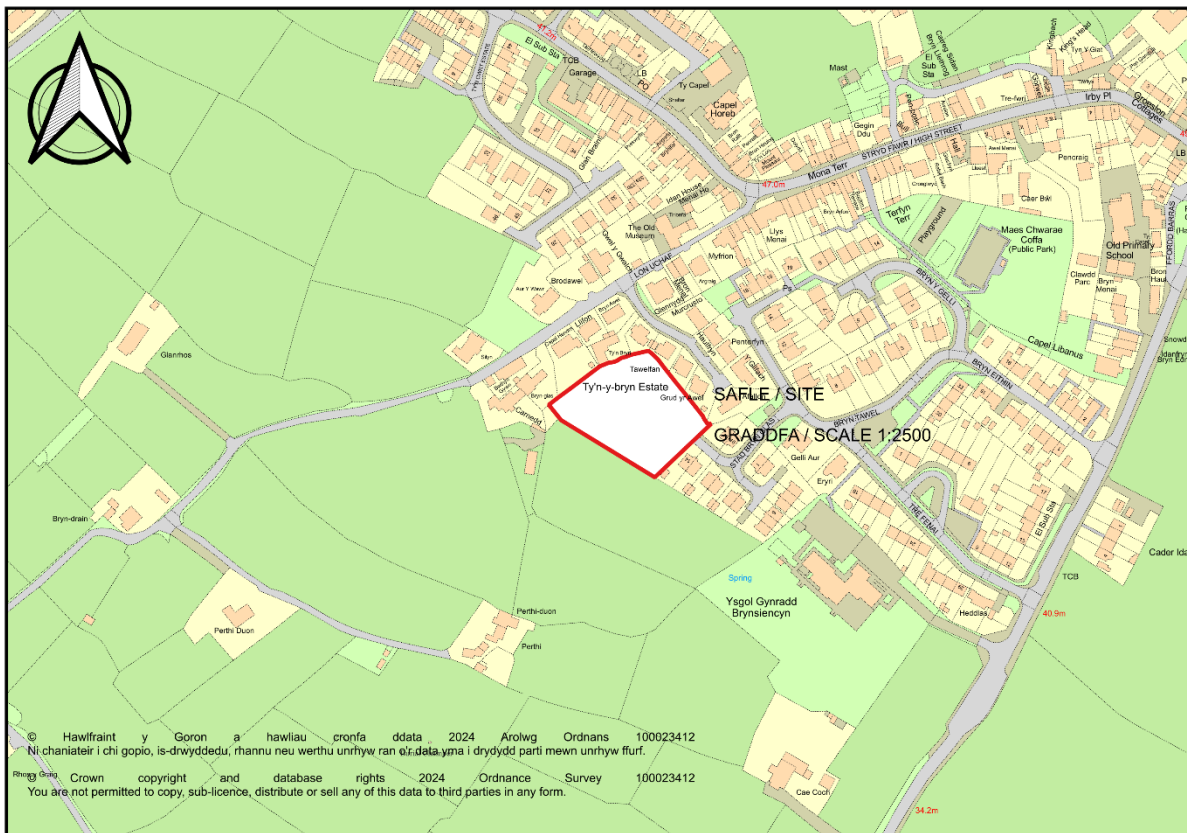
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2024/31

Applicant: DU Construction Ltd

**Description:** Application under Section 73A for the variation of condition (18) (future maintenance of access and estate roads) so as to submit the information after commencement of work on site and condition (22b) (report of archaeological work) so as to produce the information within 18 months of completing archaeological fieldwork of planning permission reference FPL/2022/46 (erection of 12 dwellings) on

**Site Address:** Land near Bryn Glas Estate, Brynsiencyn.



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application is presented to the Planning and Orders Committee as the initial application on site, FPL/2022/46, was approved by the Committee in July 2022.

## **Proposal and Site**

The application site is the new residential development to the northwest of Bryn Glas Estate, within the development boundary of Brynsiencyn as defined by the Joint Local Development Plan (JLDP).

This is an application under Section 73A for the variation of conditions (18) and (22b) of planning permission reference FPL/2022/46 so as to provide the information beyond the timeframe specified by the conditions.

## **Key Issues**

The key issue is whether the information submitted to comply with conditions (18) and (22b) is acceptable and whether the statutory consultees are satisfied with the information provided.

## **Policies**

### **Joint Local Development Plan**

Policy AMG 5: Local Biodiversity Conservation  
Policy ISA 1: Infrastructure Provision  
Policy ISA 2: Community Facilities  
Policy ISA 5: Provision of Open Spaces in New Housing Developments  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy PCYFF 5: Carbon Management  
Policy PCYFF 6: Water Conservation  
Strategic Policy PS 2: Infrastructure and Developer Contributions  
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change  
Policy TAI 4: Housing in Local, Rural & Coastal Villages  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts

### **Supplementary Planning Guidance (SPG):**

Affordable Housing (2004)  
Design Guide for the Urban and Rural Environment (2008)  
Parking Standards (2008)  
Planning Obligations (2008)  
Housing Mix (October 2018)  
Maintaining and Creating Distinctive and Sustainable Communities.  
Open Space in New Residential Development (2019)

Planning Policy Wales – 12th Edition (2024)

### **Technical Advice Notes:**

Technical Advice Note 2: Planning and Affordable Housing  
Technical Advice Note 5: Nature Conservation and Planning  
Technical Advice Note 11: Noise (1997)  
Technical Advice Note 12: Design (2016)  
Technical Advice Note 18: Transport (2007)  
Technical Advice Note 20: Welsh Language

## Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to discharging the condition as agreement for the Isle of Anglesey County Council to adopt the estate road and be responsible for its future maintenance is currently in draft stage. The full agreement should be signed over the coming weeks.
GCAG / GAPS	The archaeological mitigation report meets the requirements set out and the condition can be discharged.
Cynghorydd Dafydd Roberts	No response received.
Cynghorydd Alwen Pennant Watkin	No response received.
Cyngor Cymuned Llanidan Community Council	No response received.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecological comments for the conditions subject to this application.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed in the local paper. The latest date for the receipt of any representation was the 10/06/2024. At the time of writing this report, no letter of representation had been received at the department.

### Relevant Planning History

FPL/2022/46 – Full application for the erection of 12 dwellings together with the creation of an internal access road and associated works on Land near Bryn Glas Estate, Brynsiencyn. Approved 23/01/2023.

DIS/2023/12 – Application to discharge condition (02) (Method statement for the removal, disposal and eradication of Montbretia), (04) (Landscape), (05) (Construction Environmental Management Plan), (12) (Construction Traffic Management Plan), (22) (Specification of archaeological work) of planning permission FPL/2022/46 (erection of 12 dwellings together with the creation of an internal access road and associated works) at Land near Bryn Glas Estate, Brynsiencyn. Condition Discharged 13/04/2023.

MAO/2023/2 - Minor amendments to scheme previously approved under planning permission FPL/2022/46 (erection of 12 dwellings together with the creation of an internal access) so as to allow amendments to the design and boundary treatment at Land near Bryn Glas Estate, Brynsiencyn. Approved 04/05/2023.

### Main Planning Considerations

#### Proposal and Site

The application site is the new residential development to the northwest of Bryn Glas Estate, within the development boundary of Brynsiencyn as defined by the Joint Local Development Plan.

This is an application under Section 73A for the variation of conditions (18) and (22b) of planning permission reference FPL/2022/46 so as to provide the information beyond the timeframe specified by the conditions.

Planning application reference FPL/2022/46 was approved in January 2023 for the erection of 12 dwellings together with the creation of an internal access road and associated works. The development was nearing completion when a site visit was undertaken in June 2024, such that conditions (18) and (22b) of FPL/2022/46 could not be dealt with under a discharge of conditions application.

### **Condition (18) (Future Maintenance of Access and Estate Roads)**

Condition (18) of FPL/2022/46 states:

*(18) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.*

*Reason: To comply with the requirements of the Highway Authority*

A 'Porous Paved Highway Maintenance Schedule' was submitted to support the application. The Highways Department had no objections to the document and stated that an agreement for the Isle of Anglesey County Council to adopt the estate road and be responsible for its future maintenance is currently in draft stage. The full agreement should be signed over the coming weeks. As such, the condition can be discharged. The LPA would not be agreeable to the complete removal of the condition as its retention following discharge ensures that the maintenance and management of the estate road is enforceable.

### **Condition (22b) (Report of Archaeological Work)**

Condition (22) of FPL/2022/46 states:

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

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

*Reasons:*

- 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.*
- 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).*

Condition (22a) was discharged in April 2023 under application reference DIS/2023/12. An archaeological mitigation report was submitted to support this application, which meets the requirements of the Gwynedd Archaeological Planning Service (GAPS) who have no objections to the condition being discharged.

### **Ecology and Biodiversity**

Matters relating to ecology and biodiversity were approved as part of the original application on site. The existing hedgerows were retained as part of the development, with a landscaping plan showing this along with additional tree planting. Additional planting was also proposed around the site together with the inclusion of bat tubes on the dwellings. This will provide overall biodiversity enhancements as part of the

development, in accordance with policy AMG 5 and the Environment Wales Act (2016) and will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

## **Conclusion**

There has been no policy change since the original planning application was approved. The information submitted to comply with conditions (18) and (22b) of FPL/2022/46 are acceptable and the statutory consultees are satisfied, such that the conditions can both be discharged.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(01) No development shall commence until a detailed method statement for the removal, disposal and eradication of Montbretia on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.**

Reason: To control and prevent any invasive species present on the site.

**Condition (01) has been discharged under planning application DIS/2023/12**

**(02) The site shall be landscaped strictly in accordance with Stiwdio Owens Soft Landscape Design 646-STO-00-00-DR-L-0001 P03 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

**(03) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.**

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

**Condition (03) has been discharged under planning application DIS/2023/12**

**(04) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:**

- The sustainability of the construction methods to be employed;
- Full specification(s) of external lighting (if any)
- Working hours during the construction
- Dirt and dust control measures and mitigation
- Noise, vibration and pollution control impacts and mitigation;
- Existing hedge and tree protection measures.
- Height, specification and colour of any safety all fencing and barriers to be erected in the construction of the development hereby approved.
- Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

**The development hereby approved shall be undertaken in accordance with the approved CEMP.**

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

**Condition (04) has been discharged under planning application DIS/2023/12**

**(05) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).**

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

**(06) The dwellings shall not be occupied until the access road shown on plan BSC-SAL-A1-ZZ-DR-A-0003 Rev P6 has been constructed to the base course level.**

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

**(07) The estate road shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwelling(s) which it serves.**

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

**(08) No surface water from within the development shall discharge onto the highway.**

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

**(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.**

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

**(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.**

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**



- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

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

**Condition (11) has been discharged under planning application DIS/2023/12**

**(12) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.**

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

**(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.**

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

**(14) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.**

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

**(15) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.**

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

**(16) The details to be submitted for approval in writing by the Local Planning Authority shall include:**

- **the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.**
- **the location and the type of street lighting furniture.**

**The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.**

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

**(17) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.**

Reason: To comply with the requirements of the Highway Authority

**Condition (17) has been discharged under planning application VAR/2024/31**

**(18) The application site shall be developed strictly and entirely in accordance with the Preliminary Ecological Assessment by Cambrian Ecology dated 9th November, 2021.**

Reason: In the interests of ecology.

**(19) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.**

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

**(20) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/46. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.**

Reason: In the interests of amenity.

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

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

Reasons:

- 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.
- 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

**Condition (21a) has been discharged under planning application DIS/2023/12. Condition (21b) has been discharged under planning application VAR/2024/31.**

**(22) 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 BSC-SAL-A1-ZZ-DR-A-0001 Rev P2**
- **Transport Statement Location Plan – 004 Rev P01**
- **7P4B House Elevations and Floorplans - BSC-SAL-05-ZZ-DR-A-0013 Rev P8**
- **4P2B Bungalow Elevations and Floorplans - BSC-SAL-02-ZZ-DR-A-0010 Rev P8**
- **4P2B House Elevations and Floorplans - BSC-SAL-03-ZZ-DR-A-0011 Rev P6**
- **5P3B House Elevations and Floorplans - BSC-SAL-04-ZZ-DR-A-0012 Rev P7**
- **Proposed Site Plan - BSC-SAL-01-ZZ-DR-A-0600 Rev P4**
- **Proposed boundary treatment plan - BSC-SAL-01-ZZ-DR-A-0602 Rev P2**
- **Proposed Streetscene Elevations - BSC-SAL-01-ZZ-DR-A-0005 Rev P5**
- **Planning 3D View 1 - BSC-SAL-01-ZZ-DR-A-0006 Rev P7**
- **Planning 3D View 2 - BSC-SAL-01-ZZ-DR-A-0007 Rev P8**
- **Soft Landscape Design – 646-STO-00-00-DR-L-0001 Rev P05**
- **Soft Landscape Details - 646-STO-00-00-DR-L-0002 Rev P00**
- **Section 38 Highway Construction Details – 017 Rev C01**
- **Section 38 Highway Setting Out Layout – 015 Rev C02**
- **Section 38 Highway Long Sections – 016 Rev C01**
- **Section 38 Highway Adoption Layout – 023 Rev C02**
- **S38 Surface Finishes and Kerbing Layout – 014 Rev C02**
- **Plot Setting Out Layout – 020 Rev C02**
- **Section 104 Agreement Layout – 009 Rev C03**
- **Proposed Areas Plan – 008 Rev C01**
- **Transport Statement Zoning Plan – 003 Rev C01**
- **Finished Levels and Retaining Walls Layout – 013 Rev C02**
- **Proposed Drainage Details Sheet 1 – 010 Rev C01**
- **Infiltration Rate Zoning Plan – 022 Rev C02**
- **Proposed Flood Routing Plan – 007 Rev C02**
- **Preliminary Ecological Assessment – Cambrian Ecology Ltd dated 9.11.21**
- **Welsh Language Statement – February 2022**
- **Design and Access Statement – February 2022**
- **Drainage Strategy – November 2021 Rev P01**
- **Transport Statement – October 2021 Rev P03**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: TAI4, TAI15, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, ISA1, ISA2, ISA5, PS4, PS2, PS5, PS6, AT4, AMG 5

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/2024/66

Applicant: Mr. Matthew Venables

Description: Full application for the erection of an agricultural shed at

Site Address: Bryncelli Ddu, Llanddaniel



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

**Recommendation:** Permit

### Reason for Reporting to Committee

The application is called in to be determined by the planning committee at the request of local member Dafydd Roberts due to concerns in relation to the scale of the shed and its environmental impacts, with particular concern shown towards the Afon Braint.

### Proposal and Site

The site is located in the open countryside of the Llanddaniel area, with access afforded to the site via a private track leading from an un-named highway which links Llanddaniel to the coastal A4080. The access track is also noted to be a designated public right of way. The application site lies outside of any landscape designations, although the Southern Anglesey Estatelands Special Landscape Area lies some

90m to the east. The local landscape is dominated by open farmlands with enclosures divided by mature hedgerows, with higher wooded areas located to the west and east of the application site. Development is sparsely located, with agricultural again being the dominant use along with residential properties. To the South of the site, the Bryn Celli Ddu Burial Chamber is located in an open enclosure and some 350m from the public highway. The application site itself is part of an agricultural holding and lies in very close proximity to a range of existing sheds on the holding. The area subject to this application is currently used as a yard and as an area for clamping silage.

The application is made for the erection of an agricultural shed which will be used to house the existing livestock on the farm. The enterprise is primarily involved in milk production, with a herd of 1,499 animals. It is stated by the agent that 530 of these animals were born on the farm but are currently being reared off farm and will be brought back onto the farm for milking when they come to age. The proposed shed is large in scale, with an external footprint of 2220m<sup>2</sup>. In terms of dimensions, the shed will measure as follows;

73m in length  
30m in width  
7.4m in height

The shed will be finished in cement sheet roofing and timber panelling/pre-cast concrete panels.

### **Key Issues**

The key issues of the scheme are considered to be as below;

- Justification
- Principle of Development
- Visual impact
- Design
- Ecology/Environmental
- Highways

### **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 AMG 5: Local Biodiversity Conservation

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

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Planning Policy Wales (Edition 12, February 2024)

Policy TRA 4: Managing Transport Impacts

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

<b>Consultee</b>	<b>Response</b>
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Limited scope for archaeological remains due to previous disturbance.

Draenio / Drainage	No objection.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with ecological enhancement features and Green Infrastructure Statement.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Standard informatives.
Henebion Cofrestredig Cadw Scheduled Monuments	Scheme will result in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.
Swyddog Llwybrau Troed / Footpaths Officer	No response.
Cynghorydd Dafydd Roberts	Called in to committee due to concerns relating to pollution and highways matters.
Cynghorydd Alwen Pennant Watkin	No response.
Cyngor Cymuned Llanddaniel Fab Community Council	Concerns raised in regards to pollution of Afon Braint and impact on road safety. Additional comments received in relation to lack of consultation by developer and inadequacy of information provided with application. Concern also raised with footpath nearby.

Publicity was afforded to the scheme via the posting of personal letters to occupiers of neighbouring properties along with the placing of a notice near the site and a notice in the local press. The latest date for representations to be made was the 24/05/2024. AT the time of writing this report, 1 letter of objection had been received which raised the following issues;

- Inadequate justification for proposal
- Expansion of agri-industrial complex in rural setting
- Water quality issues for Afon Braint
- Highway safety
- Amenity issues (landscape, lighting, noise)

In response to the comments, the LPA would comment as follows;

- Justification will be addressed in full under relevant subheading below.
- By nature agricultural development is most suitable in a rural setting.
- NRW raised no concern with water quality issues.
- Highways raised no concern in relation to highway safety.
- The site is distant from all neighbouring properties and as such it is not considered that it would effect amenity to a degree that would justify refusal on this basis.

### Relevant Planning History

21C170 - Retrospective application for the retention of works already commenced and erection of a milking parlour, yard, slurry lag - Bryn Celli Ddu, Llanddaniel Fab. Approved 21/09/2016

21C170A/DIS - Application to discharge condition (02) (programme of archaeological works) of planning permission 21C170 at Bryn Celli Ddu, Llanddaniel Fab. Discharged 13/01/2017

## **Main Planning Considerations**

### **Justification/Principle of Development**

There is no specific policy contained within the Joint Local Development plan in relation to agriculture, however it must be noted that agricultural development is noted in Planning Policy Wales and Technical Advice Note 6 as being a key part of rural communities and adopts a positive ethos in regards to such developments. As such, it is considered that the principle of agricultural development in general is well accepted, with the key matters in relation to such developments coming down to its individual merits and other material considerations such as is noted below in this report.

In terms of the justification for the development, the agricultural holding itself is very large, extending to over 650 acres and 1,499 animals. Having visited the site, it was observed that there was limited indoor accommodation for the number of stock held by the enterprise. It was also observed that the area proposed for the shed is already developed with cubicles for cattle. Due to the above, the department are satisfied there is ample justification for the development and that it is commensurate with the needs of the enterprise.

### **Visual impact/Design**

Owing to the position of the site outside of any designated landscapes, policies PCYFF 3 and PCYFF 4 are considered the relevant policies in considering the visual merits of the scheme. The main objectives of policy PCYFF 3 is to ensure developments are of high quality design which is sympathetic to the site and its surroundings. It is additionally required that proposals complement and enhance the appearance of a site and its surroundings. PCYFF 4 broadly follows the same thrust, with its main goal being to seek to ensure that new developments integrate into the landscape in a way which does not cause visual harm.

The shed includes a design which is typical for agricultural buildings, with several similar sheds in existence in the wider area. As such, it is not considered the scheme is proposing an alien feature in this high quality open countryside landscape. Its visual appearance is obvious in its proposed use for agriculture which reflects the surrounding dominating land use. In consideration of this, the department have no objections to the design of the scheme.

As noted above, the shed is very large in scale and as such its visual impact and integration into the wider landscape is imperative to the overall acceptability of the scheme. As identified in the site description, the landscape surrounding the site varies in elevation, with the application site itself in a flat plain which is flanked to the east and west by higher wooded ground. Combined with the fact that the site is set back some 600m from the public highway, the shed would not be seen as a dominant feature of the landscape and would not be seen against the skyline. In addition to this, the shed will be seen in the context of the existing farm complex and it is not considered that the shed would introduce any new visual impacts or exacerbate any existing visual impacts to an extent that warrants refusal as its close proximity to existing development ensures it relates well in terms of its visual relationship. Due to the above, the LPA do not consider that there are landscape grounds for refusal and subsequently are satisfied with the schemes merits in this context.

The site is located in the locality of a number of scheduled monuments as noted below;  
AN002 Bryn Celli Ddu Chambered Tomb  
AN084 Tyddyn-Bach Standing Stone  
AN085 Bryn-Celli-Ddu Standing Stone

CADW were consulted for comment in regards to this aspect of the scheme and raised no concern, stating that the shed will be prominently visible from the monument but will be seen in the context of the existing farm complex at Bryncelli Ddu which includes foreground storage towers that exceed the proposed building in height. As such whilst there will be some visual change in this view from the monument this will have a minor effect on the way that it is experienced, understood, and appreciated,

resulting in at most a minor adverse and not significant impact on the setting of scheduled monument AN085.

### **Ecology/Environmental**

The potential environmental impacts of the scheme was one of the primary issues raised by the Community Council, Local Member and single objector. Before discussing this matter, it is important to note that this scheme is not made in order to increase the number of animals on the holding but simply to better accommodate the existing stock which is part of the holding. As such, there will not be any increase in pollutants generated by the farm. It is again noted that the area proposed for the shed is already used to house animals and is used as a loafing yard with cubicles for cattle. The roofing of this area will prevent rain from washing over manure and as such it could be said the scheme will improve the manure management of the farm. The application submission was accompanied by details of slurry calculations and storage capacity, which were assessed by NRW as the specialists in this field. NRW had no objections in relation to the scheme following having sight of this information.

Under policy AMG 5 and the Councils duty under The Environmental Act (2016), it is expected that all proposals demonstrate a net gain to biodiversity. Net gain will be achieved in this case by the installation of concrete swallow nesting cups on the building along with a substantial section of new hedgerow around the existing slurry pit, which were considered appropriate measures by the council Ecology officer in achieving net gain to biodiversity. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. The application submission was supported by a Green Infrastructure Statement, which was assessed by the Local Authority Ecology Officer. The document was considered satisfactory and commensurate with the scale of the application.

### **Highways**

Policy TRA 4 of the JLDP seeks to ensure that no unacceptable harm is caused to highway operation, with the degree of unacceptable harm to be determined by the local authority on a case by case basis. As mentioned previously, the scheme does not seek to intensify operations at the farm in terms stock numbers but more seeks to better manage and accommodate existing stock. In land use terms, the shed is not considered to be an intensification of the use and therefore it is not expected that the highway arrangements would be altered. No concerns or comments were raised by the highways department and as such it is considered the highways aspect of the scheme is acceptable.

### **Conclusion**

The scheme was assessed against all relevant policies of the Joint Local Development plan and it was found to be in conformity with all relevant policies. No other material considerations were encountered which indicated a decision other than of conditional approval was justified. The scheme will allow the agricultural enterprise to better manage and accommodate its existing livestock assets and would not give rise to any negative impacts in terms of amenity or visual harm. The scheme is therefore recommended for approval.

### **Recommendation**

To approve subject to the below 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 / 2302/90/01 PL-B**
- **Landscaping and Ecology Plan / 2302/50/01 PL-B**
- **Proposed Elevations / 2302/00/10 PL-A**
- **General Arrangement Plan / 2302/00/04 PL-B**
- **SuDS Strategy / 2302/70/01 PL**
- **Proposed Site Plan / 2302/00/02 PL**

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

**(03) The site shall be landscaped strictly in accordance with the Landscaping and Ecology Plan [2302/50/01 PL-B] in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

Reason: In the interest of the visual amenity of the locality.

**(04) The building hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, AMG 5, TRA 4, PS 19.

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.