

Application Reference: FPL/2024/105

Applicant: ClwydAlyn Housing Ltd & DU Construction Ltd

Description: Full application for the erection of 30 residential dwellings (100% affordable housing units), alterations to existing access, creation of new access and internal access road together with associated works at

Site Address: Land to the North-East of Gwel y Llan, Llandegfan



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member, Councillor A Roberts due to local concerns.

Proposal and Site

The proposal is for the erection of 30 affordable dwellings, comprising of a mix of social rented and intermediate housing. Access to the site will be via Gwel y Llan and Gwel Eryri residential estate. The scheme includes four one-bedroom flats, 13 two-bedroom houses, 8 three-bedroom properties, 1 four-bedroom house and four two-bedroom bungalows.

The site is a rectangular parcel of land and borders the private residential estates known as Gwel y Llan and Gwel Eryrii in the settlement of Llandegfan which is defined as a Local Village under Policy TAI 4 of the Anglesey and Gwynedd Joint Local Development Plan. The site lies outside the development boundary of Llandegfan however the south-west and south-eastern boundary of the application site lies immediately adjacent to the development boundary. A public right of way runs through the application site and along the access track to the site which lies between the residential properties known as 6 and 7 Gwel y Llan.

Key Issues

The applications main issues are;

- i. Principle of residential development
- ii. Highway considerations and sustainability
- iii. Impact on neighbouring properties
- iv. Drainage and flooding issues
- v. Ecology and Biodiversity considerations

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 16: Exception Sites
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 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy AMG 5: Local Biodiversity Conservation

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 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
Supplementary Planning Guidance - Planning and the Welsh Language (2007)
Supplementary Planning Guidance - Affordable Housing (2004)

Strategic Policy PS 17: Settlement Strategy

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gary Pritchard	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Requested that the developer pay a financial sum towards improvements to two existing footpaths in the locality
Cynghorydd Carwyn Jones	No response
Cynghorydd Alun Roberts	Call-in due to local concern
Cyngor Cymuned Cwm Cadnant Community Council	Object - main issues were unacceptable extension to the village, biodiversity and highway safety. These issues are addressed in the Main Planning Considerations Section of the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Following receipt of additional biodiversity measures confirmed that the scheme was acceptable
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Confirmed that the proposal was acceptable.
Ymgynghorydd Tirwedd / Landscape Advisor	Requested additional information in regards Arboricultural Impact Assessment. No response received following receipt of additional information
Polisi Cynllunio / Planning Policy	Provided guidance on relevant policies
Swyddog awyr dywyll / Dark skies officer	No response
Dwr Cymru/Welsh Water	Recommended conditional approval
Strategol Tai / Housing Strategy	Provided details of number of people on housing waiting list
Iechyd yr Amgylchedd / Environmental Health	Provided environmental and contaminated land guidance
Draenio / Drainage	No response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Gwasanaeth Addysg / Education Service	Requested financial contribution towards Ysogl Llandegfan
Betsi Cadwaladr University Health Board	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection
SP Energy Networks	No response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	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 a notice placed in the local press. The latest date for the receipt of any representation was 07/06/2024. At the time of writing this report 12 web comments and 12 letters of representation had been received at the department. Seven of the web comments were in support of the application and the remaining 5 web comments and 12 letters of representation raised objections to the scheme. The main issues raised in objection to the proposal can be summarised as follows;

- i. Highway safety
- ii. Local school and doctors' surgery cannot cope with the additional population
- iii. Too many holiday lets in the village which is why there is a need for additional housing
- iv. Loss of land and biodiversity features and will have an impact on environment and wildlife
- v. Loss of sunlight, privacy/overlooking
- vi. Light and noise pollution
- vii. Impact on character of village
- viii. Flood risk
- ix. Outside development boundary
- x. Scale of development too large for village
- xi. Works undertaken to trees on the site before the submission of the application

Other issues were also raised that are not material planning considerations. In response to the issues raised I would comment as follows;

- i. The Highway Authority has been consulted and has raised no objection to the development.
- ii. The Education Department has been consulted and has confirmed that if the development is to go ahead a financial sum of £?? is required towards
- iii. The application is for the residential development of the site to construct 30 affordable units and not holiday lets.
- iv. This matter is addressed under the Biodiversity and Ecology section in the main body of the report.
- v. This matter is addressed under the Impact on neighbouring properties section in the main section of the report.
- vi. Whilst it is acknowledged that noise disturbance will take place during the construction stage this will be short term only. In response to light pollution any external lighting will need to comply with current Biodiversity enhancements.
- vii. The proposal is for the erection of 30 affordable dwellings and is located adjoining two residential estates. The proposal is for the erection of bungalows and two storey dwellings and respects the character of the pattern of development in the locality.
- viii. The application has been referred to Welsh Water, Natural Resource Wales and our Drainage Section and no concern/objection has been raised to the development.
- ix. I confirm that the site lies outside the development boundary of Llandegfan however in accordance with Policy TAI 16 the proposal is for the erection of 30 affordable housing.
- x. Llandegfan is a village with a local primary school and shop. The village is served by public transport and is in close proximity to Menai Bridge. It is considered that the scale of the development is suitable for the village.
- xi. Some works have been undertaken to trees along the boundary of the site however these trees were not protected by a Tree Preservation Order and did not require planning permission for the works.

The 7 web comments in support of the application can be summarised as follows;

- i. There is a need for houses for local people.
- ii. Will create job opportunities
- iii. Will provide future housing for youngsters

Relevant Planning History

No previous site history

Main Planning Considerations

i. Principle of residential development - Llandegfan has been identified as a Local Village under Policy TAI 4 of the Joint Local Development Plan (JLDP). The application site lies outside of the development boundary however the south-west and south-eastern boundary of the development lies immediately adjacent to the development boundary. Policy PCYFF 1 'Development Boundaries' states that outside the development boundary development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies and other material planning considerations.

Policy TAI 16 'Exception Sites' can support proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement. As stated above the site lies immediately adjacent to the development boundary and the residential development of the site is considered as an acceptable extension to the village and complies with Policy TAI 16 of the JLDP.

The indicative supply level for Llandegfan over the Plan period is 27 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period of 2011 to 2023, a total of 11 units have been completed in Llandegfan. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 4 units). This means that at the proposed development would exceed the indicative provision in the settlement.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level (including 10% slippage) for Local Service Centres is 1754 units. 906 units were completed between 2011 and 2022 in all Local Service Centres and that 557 units were in the land bank. This means that there is a current shortfall of 291 units. Therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

A copy of the Housing Needs Survey Report has been submitted in support of the application and the Housing Section has confirmed that there are people registered on the Social Housing Register and Tai Teg Affordable Housing Register.

Policy PS 17 states that housing development will be distributed in accord with the settlement strategy based on a settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. ..." Paragraph 6.4.24 of the JLDP states that "...Comparatively less development is promoted to these Villages in order to protect their character and to support community need for housing or for local need affordable housing..."

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. The proposal comprises of a mixture of single storey and two storey properties and flats.

The Education Department have confirmed that should the proposal be approved they will be required to pay a financial contribution of £122,570 towards facilities at Ysgol Llandegfan.

As the proposal consists of 30 dwellings it triggers policy ISA 5: Provisions of open Spaces in New Housing Developments which states that new housing proposal for 10 or more dwellings, in areas where

existing open spaces cannot meet the needs of the proposed housing development will be expected to provide suitable provision of open spaces in accorded with the Fields in Trust benchmark standards of 2:4 hectares per 1000 population. An assessment has been undertaken and the developer will be required to pay a contributed sum of £4,831.38 for the provision of children's informal play space and equipped play spaces.

ii. Highway considerations and sustainability - Concern has been raised by members of the public that the additional traffic generated by the proposal will have an impact on highway safety. Whilst it is acknowledged that access to the site is via Gwel Eryri and Gwel y Llan residential estate however the Highway Authority have been consulted and raised no objection to the proposal.

The site is located within the settlement of Llandegfan which has a primary school and local shop. The village is also on the public network route to the nearby settlements of Beaumaris and Menai Bridge. The site is therefore considered to be located in a sustainable location.

As a Public Right of Way (PRoW) runs through the site at present works are required to divert the footpath in order that it runs along the pavement within the site. The Highway Authority have requested that the developer pay a financial contribution towards improvements to two PRoW in the locality of the site. No details of the sum required has been received to date.

iii. Impact on neighbouring properties - Members of the public have raised concerns that the residential development of the site will result in the loss of privacy and light to the existing properties. The rear gardens of the existing dwellings on Gwel y Llan estate back onto the application site. The proposed dwellings located along the boundary with the properties on Gwel y Llan estate (7 - 14 Gwel y Llan) will be single storey dwellings. The recommended distance from a side elevation to the boundary of the site, as recommended in Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (SPG) is 2.5 metres and whilst the property to the rear of 7 and 8 Gwel y Llan will be 2.33m away from the boundary. The propose dwelling located to the rear of 10 and 11 Gwel y Llan will be located 3m away from boundary of the site, and the proposed dwelling to the rear of 12 and 14 Gwel y Llan will be located between 3.3 and 3.6 metres away from the boundary of the site. Due to the fact the proposed dwellings are to be single storey, that a 1.8m fence will be erected along the boundary of the site and that the properties on Gwel y Llan estate are situated between 11 and 3 metres away from the boundary with the site it is not considered that the amenities currently enjoyed by the occupants of 7 - 12 Gwel y Llan.

There is a distance of 9.6 m between the gable of the proposed dwelling and gable of 23 Gwel Eryri. There are no windows proposed in the gable of the new dwelling and therefore the proposal complies with the distances recommended in Supplementary Planning Guidance.

There is a distance of 15.5m between the rear of the dwellings proposed along the side of 24 Gwel Eryri. These distances exceed the recommended distances recommended in the SPG.

The proposed dwellings to the rear of 5 and 6 Gwel y Llan comply with the distances recommended in the SPG (main to boundary).

Due to the above it is not considered that the residential development of the land will have a negative impact on the amenities currently enjoyed by the occupants of the dwellings.

iv. Drainage and flooding issues - Concern has been raised that the proposal may lead to further flooding to the neighbouring properties. Welsh Water, Natural Resource Wales and our Drainage Section have been consulted and raised no objection to the proposal. The development will be subject to SUDS approval which will ensure that the surface water should not run to the neighbouring properties.

v. 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. A Green Infrastructure Statement has been submitted in support of the application.

Members of the public have raised concerns that the residential development of the site will result in the loss of land and biodiversity features and will have an impact on environment and wildlife. The scheme includes biodiversity enhancement including bat, bird and bee bricks, hedgehog holes in the proposed fencing, new trees and hedging. The proposed landscaping works have been forwarded to our Ecological Advisor and following receipt of additional and amended landscaping details the Ecological Advisor has confirmed that the scheme is acceptable.

Conclusion

The proposal is considered as an acceptable extension to the village and complies with current policies. The proposal will not have a detrimental impact on highway safety or on the amenities of the adjoining properties and locality.

Recommendation

Permit - subject to the signing of a Section 106 Agreement for the provision of affordable housing, financial contribution towards education facilities, open spaces and a financial contribution for the improvement of public right of way in the locality

(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) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.

Reason: In the interest of residential amenity

(03) No development shall take place until details of a scheme to divert the public sewer crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No other development pursuant to this permission shall be carried out until the approved diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewer and avoid damage thereto

(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.

Reason: To ensure the dwellings are retained as affordable dwellings

(05) 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.

(06) The site shall be landscaped strictly in accordance with Landscape General Arrangement - GYL-FLA-XX-XX-D-L-1001 Rev P07 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.

(07) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens. The landscape management plan shall also include post establish management of the trees, hedges, grass and ornamental features. Full details 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.

(08) 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:

**GYL-SAL-01-ZZ-DR-A-001 - Rev. PS - Location plan
GYL-SAL-01-ZZ-DR-A-0003 - Rev. P16 - Proposed site plan
GYL-SAL-05-ZZ-DR-A-0044 - Rev. P3 - Proposed plans and elevations - 7p4b
GYL-SAL-04-ZZ-DR-A-0042 - Rev. P3 - Proposed plans and elevations - 5p3b
GYL-SAL-03-ZZ-DR-A-0041 - Rev. P3 - Proposed plans and elevations - 4p2b
GYL-SAL-02-ZZ-DR-A-0031 - Rev. P2 - Proposed bungalow plans and elevations 3p2b
GYL-SAL-06-ZZ-DR-A-0050 - Rev P2 - Proposed plans and elevations 2b1p
GYL-SAL-01-ZZ-DR-A-0007-Rev. P8 - Proposed 3d ariel view
GYL-SAL-01-ZZ-DR-A-0008 - Rev. P5 - Proposed 3d views
GYL-SAL-01-ZZ-DR-A-0006 - Rev. P4 - Proposed site elevations
GYL-SAL-01-ZZ-DR-A-0004 - Rev. P8 - Proposed boundary plan
GYL-FLA-XX-XX-D-L-1002 - Rev. P07 - Detailed planting plan
GYL-FLA-XX-XX-D-L-1001 - Rev. P07 - Landscape general arrangement
GYL-SAL-01-ZZ-Dr-A-0005-Rev. P3 - Proposed site sections
S2-292-002-Rev. P03 - Trial pit locations
S2-292-005-Rev.P03 - Proposed areas plan
S2-292-006-Rev. P03 - Drainage layout
S2-292-007-Rev. P04 - SAB Agreement layout
S2-292-008-Rev. P01 - Proposed Section 185 Drainage layout
S2-292-012-Rev. P05 - Proposed off-site surface water drainage layout
S2-292-014-Rev. P02 - Proposed external levels
S2-292-015-Rev. P01 - Public footpath diversion layout
Preliminary Ecological Survey - Eco-scope
Housing Need Survey - Rural Housing Enabler
Welsh Language Impact Assessment - Cadnant Planning**

Design, Access and Planning Statement - Cadnant Planning
Pre-application Consultation Report - Cadnant Planning
Aboricultural Impact Assessment and Method Statement - Tree Solution
Green Infrastructure Statement - fenton-reece

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TRA 2, TRA 4, TAI 4, TAI 8, TAI 16, AMG 5, PS 1, PS 4, PS 5, PS 6, PS 19, ISA 1 and ISA 5.

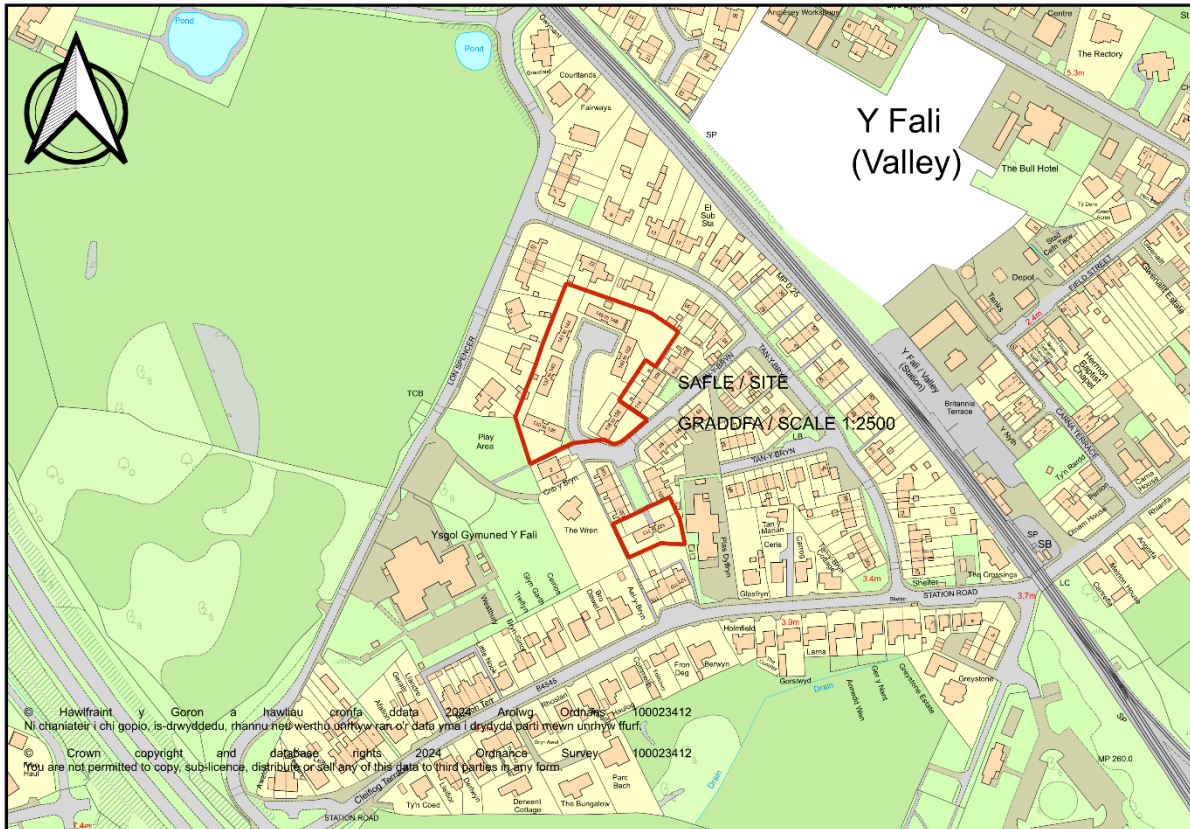
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/7

Applicant: Head of Housing Services

Description: Full application for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works at

Site Address: 107-113, 116-122, 133-152 Tan y Bryn Estate, Valley



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being presented to the Planning and Orders Committee as the application involves a site which is owned by the Isle of Anglesey County Council.

Proposal and Site

The application relates to seven blocks of flats on the Tan y Bryn Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roofs together with hard landscaping and associated works.

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
Policy AMG 5: Local Biodiversity Conservation
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 7: Renewable Energy Technology
Policy TRA 4: Managing Transport Impacts

Isle of Anglesey AONB Management Plan 2023-2028

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gwilym O Jones	No response received.
Cynghorydd Ken Taylor	No response received.
Cyngor Cymuned Y Fali / Valley Community Council	No response received.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the proposal. Requested a construction traffic management plan (CTMP) as a condition and provided highways informatives. Satisfied with the CTMP submitted.

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 representation was the 02/09/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

No relevant planning history.

Main Planning Considerations

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

Proposal and Site

The application relates to seven blocks of flats on the Tan y Bryn Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and AONB
- iv. Highways

i. Siting and Design

The application proposes to renovate the existing flats, install solar panels on the roofs together with external landscaping works. The external renovation works to the flat blocks consist of external wall insulation, slate roofs and new windows and doors. These measures will improve and modernize the external appearance of the flats, which will be finished to a high-quality standard utilising materials appropriate to its surroundings.

Thirty-two solar panels will be installed on the roof of each flat block, on either the front or rear elevation depending on which elevation receives the most sunlight. This will improve the sustainability of the properties and will provide a renewable energy source. This is in line with strategic policy PS 7 which states that the Council will promote renewable energy technologies within development proposals which support energy generation.

The external landscaping will see the removal of the existing boundary treatments that consist of chain link fences, timber panels and steel railings. New 1.8m high timber fences will be installed, together with new concrete paths and bin stores. This will improve the visual appearance of the site and the area, complying with policy PCYFF 3. Most of the work proposed as part of this application would be considered permitted development if the properties were dwellinghouses as opposed to flats.

ii. Impact on Adjacent Residential Properties

The application site is located in a built-up area, with several neighbouring properties in the vicinity, including the residents of the flat blocks. The application proposes works to improve and modernize the properties, making them more sustainable, which will improve the amenity of the tenants. The proposed works, which will visually improve the area, are not considered to cause any negative impact to the privacy and amenities of nearby residential properties, complying with policy PCYFF 2.

iii. Ecology and AONB

Two bird boxes will be installed on each block of flats to ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted with the application. This will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

The application site is located within the Isle of Anglesey Area of Outstanding Natural Beauty (AONB). Due to the small-scale nature of the application, which will lead to visual improvements to the buildings and the area, it is not considered to have any impact upon the designated area.

iv. Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. The highways department are satisfied with the construction traffic management plan that has been submitted, ensuring that highway safety is not affected during the construction.

Conclusion

This application proposes renovation works to the existing flats, installation of solar panels on the roofs and landscaping works. The proposed development will improve the visual appearance of the site and surrounding area, improving the sustainability of the properties and providing a renewable energy source. The development is not considered to impact the privacy and amenities of neighbours and biodiversity enhancement will be provided as part of the scheme.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) 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.

- CPF 12422 LP 01 - Location plan
- CPF 12422 ELEV 01P - Proposed elevations block 1
- CPF 12422 ELEV 02P - Proposed elevations block 2
- CPF 12422 ELEV 03P - Proposed elevations block 3
- CPF 12422 ELEV 04P - Proposed elevations block 4
- CPF 12422 ELEV 05P - Proposed elevations block 5
- CPF 12422 ELEV 06P - Proposed elevations block 6
- CPF 12422 ELEV 07P - Proposed elevations block 7
- CPF 12422 DT 01 - Proposed timber fence
- CPF 12422 EW 08P - Proposed site plan block 1
- CPF 12422 EW 09P - Proposed site plan block 2
- CPF 12422 EW 10P - Proposed site plan block 3
- CPF 12422 EW 11P - Proposed site plan block 4
- CPF 12422 EW 12P - Proposed site plan block 5
- CPF 12422 EW 13P - Proposed site plan block 6
- CPF 12422 EW 14P - Proposed site plan block 7

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

(03) Within 3 months of the completion of the development hereby approved the swift boxes shown on the proposed elevations shall be installed 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: AMG 1, AMG 5, PCYFF 2, PCYFF 3, PS 5, PS 6, PS 7, 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/2024/78

Applicant: Head of Housing Services

Description: Full application for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works at

Site Address: Bron Heulog Flats, Valley



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being presented to the Planning and Orders Committee as the application involves a site which is owned by the Isle of Anglesey County Council.

Proposal and Site

The application site is a block of flats located on the Bron Heulog Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works.

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Strategic Policy PS 7: Renewable Energy Technology

Policy TRA 4: Managing Transport Impacts

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

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 12: Design

Response to Consultation and Publicity

Consultee	Response
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the proposal. Requested a construction traffic management plan (CTMP) as a condition and provided highways informatives. Satisfied with the CTMP submitted.
Cynghorydd Gwilym O Jones	No response received.
Cynghorydd Ken Taylor	No response received.
Cyngor Cymuned Y Fali / Valley Community Council	No response received.

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 representation was the 02/09/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

49LPA548/DC - Conversion of 4 flats into 6 flats together with alterations and extensions thereto at Bron Heulog, Valley. No objection 12/10/1987.

Main Planning Considerations

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

Proposal and Site

The application site is a block of flats located on the Bron Heulog Estate, within the development boundary of Valley as defined by the Joint Local Development Plan.

The application presented is for renovation works to the existing flats, installation of solar panels on the roof together with hard landscaping and associated works.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and Biodiversity
- iv. Highways

i. Siting and Design

The application proposes to renovate the existing flats, install solar panels on the roofs together with external landscaping works. The external renovation works to the flat blocks consist of external wall insulation, slate roofs and new windows and doors. These measures will improve and modernize the external appearance of the flats, which will be finished to a high-quality standard utilising materials appropriate to its surroundings.

Twenty-four solar panels will be installed on the roof of the property, on the front and side elevation to maximize sunlight. This will improve the sustainability of the properties and will provide a renewable energy source. This is in line with strategic policy PS 7 which states that the Council will promote renewable energy technologies within development proposals which support energy generation.

The external landscaping will see the removal of the existing boundary treatments that consist of chain link fences, timber panels and steel railings. New 1.8m high timber fences will be installed, together with new concrete paths. This will improve the visual appearance of the site and the area, complying with policy PCYFF 3. Most of the work proposed as part of this application would be considered permitted development if the properties were dwellinghouses as opposed to flats.

ii. Impact on Adjacent Residential Properties

The application site is located in a built-up area, with several neighbouring properties in the vicinity, including the residents of the flat blocks. The application proposes works to improve and modernize the properties, making them more sustainable, which will improve the amenity of the tenants. The proposed works, which will visually improve the area, are not considered to cause any negative impact to the privacy and amenities of nearby residential properties, complying with policy PCYFF 2.

iii. Ecology and Biodiversity

Two bird boxes will be installed on the property to ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted with the application. This will ensure compliance with the changes to Chapter 6 of Planning Policy Wales.

iv. Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. The highways department are satisfied with the construction traffic management plan that has been submitted, ensuring that highway safety is not affected during the construction.

Conclusion

This application proposes renovation works to the existing flats, installation of solar panels on the roofs and landscaping works. The proposed development will improve the visual appearance of the site and surrounding area, improving the sustainability of the properties and providing a renewable energy source. The development is not considered to impact the privacy and amenities of neighbours and biodiversity enhancement will be provided as part of the scheme.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) 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.

- CPF 12422 LP 01A - Location plan
- CPF 12422 ELEV 01P - Proposed elevations
- CPF 12422 EW 01P - Proposed site plan

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

(03) Within 3 months of the completion of the development hereby approved the swift boxes shown on the proposed elevations shall be installed 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: AMG 5, PCYFF 2, PCYFF 3, PS 5, PS 6, PS 7, TRA 4

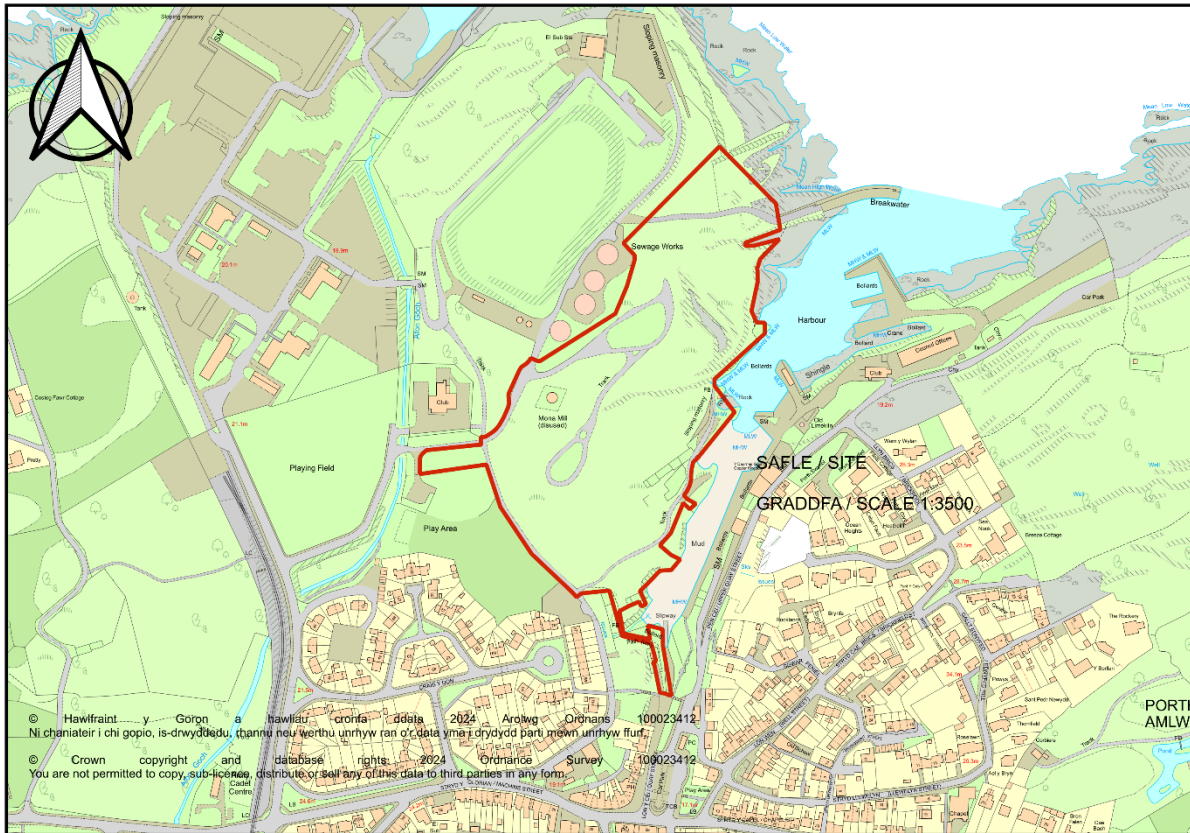
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2024/29

Applicant: of Service Regulation and Economic Development

Description: Full application for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking at

Site Address: Land at Amlwch Port.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application is for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking.

The application site is located to the West of Amlwch Port Harbour. The housing estate of Craig y Don lies to the South West and the former Octel site lies to the North West.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies and whether it is acceptable in terms of layout, design, and highways considerations and impacts upon heritage assets, the character and appearance of the site and area including the historic landscape and designated Conservation Area.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

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

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

Strategic Policy PS 1: Welsh Language and Culture

Policy ISA 2: Community Facilities

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy AMG 5: Local Biodiversity Conservation

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 16: Sport, Recreational and Open Space (2009)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

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

Technical Advice Note 24: The Historic Environment (2017)

Amlwch Port Conservation Area Character Appraisal (2009)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	Support.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Draenio / Drainage	Comments/advice in relation to SuDS and flood risk.
Dwr Cymru Welsh Water	No objection.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection subject to conditions.

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology/biodiversity considerations.
Asiantaeth y Bibell Brydeinig / British Pipeline Agency	No comments, pipeline not affected.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response at the time of writing the report.
Cynghorydd Derek Owen	No response at the time of writing the report.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Liz Wood	No response at the time of writing the report.
Cyngor Tref Amlwch Town Council	Concerns regarding ownership and responsibilities regarding maintenance and running costs
Iechyd yr Amgylchedd / Environmental Health	Comments/advice in relation to environmental considerations.

The application was afforded three means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties, the posting of site notices and the publication of adverts in the local press. The latest date for the receipt of representations was the 09/05/2024. At the time of writing this report, 1 representation had been received:

- The scheme should include a foot bridge from one side of the harbour to the other somewhere near the "balk" positions. This might need to be a swing bridge or certainly be high enough to allow passage of boats under at high tide. Without this bridge the scheme will detract visitors away from the Copper Kingdom, Sail Loft and GeoMon, whereas with it it would enhance and extend the visitor experience. Without a bridge the scheme could effectively destroy the three attractions and the risk of losing GeoMon in particular would have very far reaching and detrimental impact on the Ynys Môn. It would threaten the revalidation of the Global UNESCO status (it is a requirement that there is a centre) which would bring about a massive failure and potential for the town of Amlwch, Ynys Mon and Wales

The above comments are noted, however whilst the proposals do not include the provision of a foot bridge across the harbour, there would be a link with and access to/from the park/port at the Southern end of the harbour. Moreover, the nature of the existing and proposed attractions/facilities are entirely different and it is not therefore considered that the proposed development would be likely to detract visitors from the Copper Kingdom, Sail Loft and Geomon or deter people from visiting those sites, on the contrary it would likely attract more visitors to the area and by default to other existing nearby attractions.

Relevant Planning History

SCR/2023/46 - Barn Sgrinio ar gyfer creu parc cyhoeddus gan gynnwys tirlunio caled a meddal, man chwarae, codi strwythurau parciau, rheoleiddio llwybrau troed presennol, a chreu llwybrau troed newydd a llwybrau pren yn / Screening Opinion for the creation of a public park including hard and soft landscaping, play space, erection of park structures, regularisation of existing footpaths, and creation of new footpaths and boardwalks at Tir yn Porth Amlwch / Land at Amlwch Port. - Dim Angen AEA / EIA Not Required - 31.08.2023

Main Planning Considerations

The application is made for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking on land at Amlwch Port.

The proposal constitutes major development due to the site exceeding 1ha and has therefore been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order.

The application site is located within the development boundary of the Urban Service Centre of Amlwch and thereby conforms with the provision of policy PCYFF1 of the Joint Local Development Plan (JLDP).

The Grade II Listed Mona Mill is located within the development site and there are several other Listed Buildings around the nearby Amlwch Port Harbour. The site is also within the Amlwch and Parys Mountain Historic Landscape and partly within the designated Conservation Area.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance. Criterion 7 states that where a development would have an unacceptable adverse impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage light pollution, or other forms of pollution or nuisance, planning permission will be refused.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

Criterion 4 requires that it achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement).

Criterion 5 requires that it plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community.

Criterion 6 requires that its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

Criterion 7 requires that the layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities.

Criterion 10 requires that it helps create healthy and active environments, and considers the health and well-being of future users.

PCYFF 4 relates to Design and Landscaping and requires that proposals should satisfy the criteria in the policy to ensure it integrates with the surroundings and include appropriate landscaping proposals.

Strategic policy PS 20 relates to preserving and where appropriate enhancing heritage assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance the following (relevant) heritage assets, their setting and significant views into and out of the building/area will be granted:

2. Listed Buildings and their Curtilages
3. Conservations Areas (in line with Policy AT1)

Policy AT 1 relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens and states that proposals within or affecting the setting and/or significant views into and out of Conservations Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens must, where appropriate, have regard to:

1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies
2. World Heritage Site Management Plans
3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales

The proposal is for the creation of a public park including hard and soft landscaping, play space, erection of structures, regularisation of existing footpaths, creation of new footpaths and boardwalks together with construction of disabled car parking.

The submitted Design and Access Statement states that the overarching aim of the proposal is to create a unique, diverse, vibrant and accessible public open space with biophilic benefits for all users.

The submission states that the proposed development will be a flagship project that celebrates the area's unique cultural heritage and natural landscape and will enhance the existing leisure offer in the local. The Proposed Development will be a vibrant and accessible public open space to benefit all users and will connect to the existing Wales Coastal Path.

Paragraphs 4.6 – 4.13 of the submitted Planning Statement sets out an overview of the proposed development:

4.6 As shown in Figure 3 of the Planning Statement, a series of destinations and focal points are situated throughout the park, providing an inviting and immersive experience for visitors to explore the surrounding landscape, heritage and coast.

4.7 A total of five gathering areas are proposed including the Summit Flexible Gathering Space, the Mona Mill Interpretation Area, the Ruin Garden, the Harbour Interface and the Woodland Trails.

4.8 The Summit Flexible Gathering Space incorporates informal playful space and is capable of accommodating a wide range of events. There will be a step-free access route to this space for all park visitors, providing opportunities for relaxation and exploration of the area's history, as well as fantastic viewing points toward the sea.

4.9 The Mona Mill Interpretation Area will integrate the historic Mona Mill into the layout of the new park and a raised, freestanding platform will provide a unique opportunity to view the interior of Mona Hill. No works are proposed to the Grade II Listed Mona Mill itself.

4.10 The Ruin Garden will provide a captivating glimpse into the history of this former shipyard building, inviting users to gather and find shelter amidst the remnants while enjoying picturesque views of the harbour.

4.11 For the Harbour Interface, the existing harbour edge pathway will undergo resurfacing, featuring a new hoggin surface and a widening to a minimum width of 2.5 meters. This enhancement will not only improve circulation and accessibility but also establish a series of informal gathering areas and view platforms, offering seating opportunities for visitors to enjoy the scenic harbour view.

4.12 The Woodland Trails will offer visitors a serene opportunity to reconnect with nature while immersing themselves in a vibrant woodland setting. The proposed route provides an enclosed space beneath the existing, lush woodland canopy in this area. This area will also feature an optional, and more challenging, stepped route to the summit area negotiating the steep topography in this part of the site.

4.13 The Proposed Development also contains a range of other elements designed to enhance the overall recreational amenity of the Site including landscape nooks around the Site, enabling visitors to appreciate the Site's landscape features in addition to outdoor fitness and natural play installations.

The proposal will deliver significant visual, environmental and biodiversity improvements to the site and provide an invaluable community facility which will bring about health, social, cultural and economic well-being benefits.

The proposal is therefore considered to be acceptable in terms of layout and design which will complement, preserve and enhance the character and appearance of the site, the designated Conservation area, the Amlwch and Parys Mountain Historic Landscape and the Grade II Listed Mona Mill in accordance with the requirements of policies PCYFF 3, PS20 and AT1. The proposal also includes extensive hard and soft landscaping in accordance with the requirements of policy PCYFF 4.

Policy ISA 2 of the JLDP relates to Community Facilities and states that the plan will help sustain and enhance community facilities by granting the development of new community facilities, provided that:

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

In relation to this particular proposal, the site is located within the development boundary, is of an appropriate scale and type and is easily accessible by foot, cycle and public transport. Consequently the proposal accords with the provisions of policy ISA 2.

The proposal is also deemed to accord with the provisions of policy PCYFF 2: Development Criteria and it is not considered that the proposed use will give rise to unacceptable impacts upon the amenities of neighbouring properties.

The proposal is also consistent with the objectives of Planning Policy Wales and Technical Advice Note 16 in relation to the provision of recreational spaces and the associated health and well-being benefits afforded by such facilities.

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

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 includes a Biodiversity Net Gain Report (rather than a Green Infrastructure Statement) and a Preliminary Ecological Appraisal which sets out appropriate recommendations. In addition, the proposals include appropriate mitigation, planting, landscaping and biodiversity enhancement measures.

A Reptile Survey has been requested and is expected to be received at the beginning of October. Subject to receipt and consideration of the outstanding Reptile Survey and provided that it does not give rise to a need for significant or material amendments to the proposal, the LPA request that delegated powers be given to officers to thereafter proceed to determine the application.

Subject to the receipt of a satisfactory Reptile Survey and any relevant associated information, it is considered that the proposal is acceptable and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

In terms of parking and travel, the proposal includes 6 no. disabled car parking spaces and 15 no. cycle parking spaces in the western area of the site, which will be reached via Craig Y Don.

Chapter 6 of the Design and Access Statement ('DAS') sets out how the proposals promote active travel and connect with existing and proposed active travel routes in the surrounding area.

As set out on page 38 of the DAS, the proposals have been designed to comply with relevant local, regional and national transport and planning policies that promote active travel provision.

In 2022, the Welsh Government approved the IACC Active Travel Network Map ('ATNM') which identifies routes adjacent to the site for future walking and cycling provision, that can link with the proposed redevelopment, catalysing active travel on the site and in the surrounding area. Future walking and cycling routes have been identified to the east, south and west of the site, in close proximity to Amlwch Town Centre.

The proposals also extend and connect with the existing Coastal Path that runs along the site's southern boundary, creating a network of accessible pathways for visitors to enjoy. It is proposed to extend the existing Coastal Path so that the new route follows along the site's eastern boundary and runs through the centre of the site before heading south to re-join the existing pathway.

The Highways Department have been consulted and are satisfied with the proposals, consequently the proposal accords with the provisions of policies PS4, TRA 2 and TRA4 and the provision of TAN 18 and PPW.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to detrimental impact upon the amenities of neighbouring properties, heritage assets or the character and appearance of the area, including the designated Conservation Area.

Subject to receipt and consideration of the outstanding Reptile Survey and provided that it does not give rise to a need for significant or material amendments to the proposal, the LPA request that delegated powers be given to officers to thereafter proceed to determine the application.

The LPA also requests that delegated powers be given to officers to deal with any application(s) for the discharge of the pre-commencement conditions.

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 site shall be landscaped strictly in accordance with the submitted landscaping plans listed in condition (11) below 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.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference PAC-RAM-200000-DG-XX-200104 Rev. P3 before the dwellings are occupied and thereafter retained solely for those purposes.

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

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

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

(05) The development hereby approved shall be carried out in accordance with the Conclusions and Recommendations in Section 4 of the Preliminary Ecology Appraisal Report by Ecology Consulting Ltd, Version 01 dated 23/11/2022

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

(06) No development or site clearance 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 set out, as a minimum, site specific measures to control and monitor impacts arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water. It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction to ensure

environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

(07) No development with the potential to impact on invasive species, shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species at the site.

(08) A Landscape, Habitat & Biodiversity Management Plan (“the Plan”) shall be submitted to and approved in writing by the local planning authority prior to the commencement of the use hereby approved. Thereafter the approved Plan shall be both implemented and strictly adhered to for the lifetime of the development hereby approved in accordance with the timetable provided in the approved Plan. The submitted Plan shall include management responsibilities and maintenance schedules for all landscaped areas, habitats and biodiversity features together with a timetable both for implementation and subsequent management.

Reason: In the interests of safeguarding landscape, habitats and biodiversity.

(09) Prior to the use or operation of the development a verification report demonstrating completion of works set out in the approved remediation strategy in section 8. Of the Phase II Contaminated Land Interpretative Report, Revision 3 dated 05/02/2024 by Ramboll UK Ltd and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

Reason: To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

(10) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

(11) 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:

- Site Location Plan: PAC-RAM-200000-DG-XX-200010 Rev. P2
- Typical Detail (Boardwalks): PAC-RAM-200000-DG-XX-200401 Rev. P2

- **Proposed Landscape Enlargement 01, Mona Mill & Entrance Gateway 01 of 03: PAC-RAM-200000-DG-XX-200300 Rev. P04**
- **Proposed Landscape Enlargement 02, Viewing Platform 02 of 03: PAC-RAM-200000-DG-XX-200301 Rev. P2**
- **Proposed Landscape Enlargement 03, 03 of 03: PAC-RAM-200000-DG-XX-200302 Rev. P3**
- **Landscape Schedules 01 of 01: PAC-RAM-200000-DG-XX-200003 Rev. P2**
- **Landscape Sections 01 of 01: PAC-RAM-200000-DG-XX-200400 Rev. P3**
- **Soft Landscape Plan 01 of 06: PAC-RAM-200000-DG-XX-200201 Rev. P1**
- **Soft Landscape Plan 02 of 06: PAC-RAM-200000-DG-XX-200202 Rev. P1**
- **Soft Landscape Plan 03 of 06: PAC-RAM-200000-DG-XX-200203 Rev. P1**
- **Soft Landscape Plan 04 of 06: PAC-RAM-200000-DG-XX-200204 Rev. P2**
- **Soft Landscape Plan 05 of 06: PAC-RAM-200000-DG-XX-200205 Rev. P1**
- **Soft Landscape Plan 06 of 06: PAC-RAM-200000-DG-XX-200206 Rev. P2**
- **Project Introduction: PAC-RAM-200000-DG-XX-200000 Rev. P2**
- **Phase 1 Plan 01 of 02: PAC-RAM-200000-DG-XX-200001 Rev. P3**
- **Phase 2 Plan 02 of 02: PAC-RAM-200000-DG-XX-200002 Rev. P3**
- **Landscape Master Plan: PAC-RAM-200000-DG-XX-200100 Rev. P2**
- **Hard Landscape Plan 01 of 06: PAC-RAM-200000-DG-XX-200101 Rev. P1**
- **Hard Landscape Plan 02 of 06: PAC-RAM-200000-DG-XX-200102 Rev. P2**
- **Hard Landscape Plan 03 of 06: PAC-RAM-200000-DG-XX-200103 Rev. P1**
- **Hard Landscape Plan 04 of 06: PAC-RAM-200000-DG-XX-200104 Rev. P3**
- **Hard Landscape Plan 05 of 06: PAC-RAM-200000-DG-XX-200105 Rev. P1**
- **Hard Landscape Plan 06 of 06: PAC-RAM-200000-DG-XX-200106 Rev. P2**
- **Phase I Environmental Site Assessment, Ramboll, Version 02, dated 31/01/2023**
- **Phase II Contaminated Land Interpretative Report, Ramboll, Version 03, dated 05/02/2024**
- **Pre-Application Consultation Report, Quod, February 2024**
- **Drainage Strategy, Ramboll, Rev. 0.2, dated 03/10/2023**
- **Design & Access Statement, Ramboll, dated 14/02/2024**
- **Preliminary Ecology Appraisal Report, Ecology Consulting Ltd, Version 01 dated 23/11/2022**
- **Biodiversity Net Gain Report, Ramboll, Version 03, dated 14/02/2024**
- **Planning Statement, Quod, February 2024**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, PS5, PS19, PS20, ISA2, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, AMG5, AT1.

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.