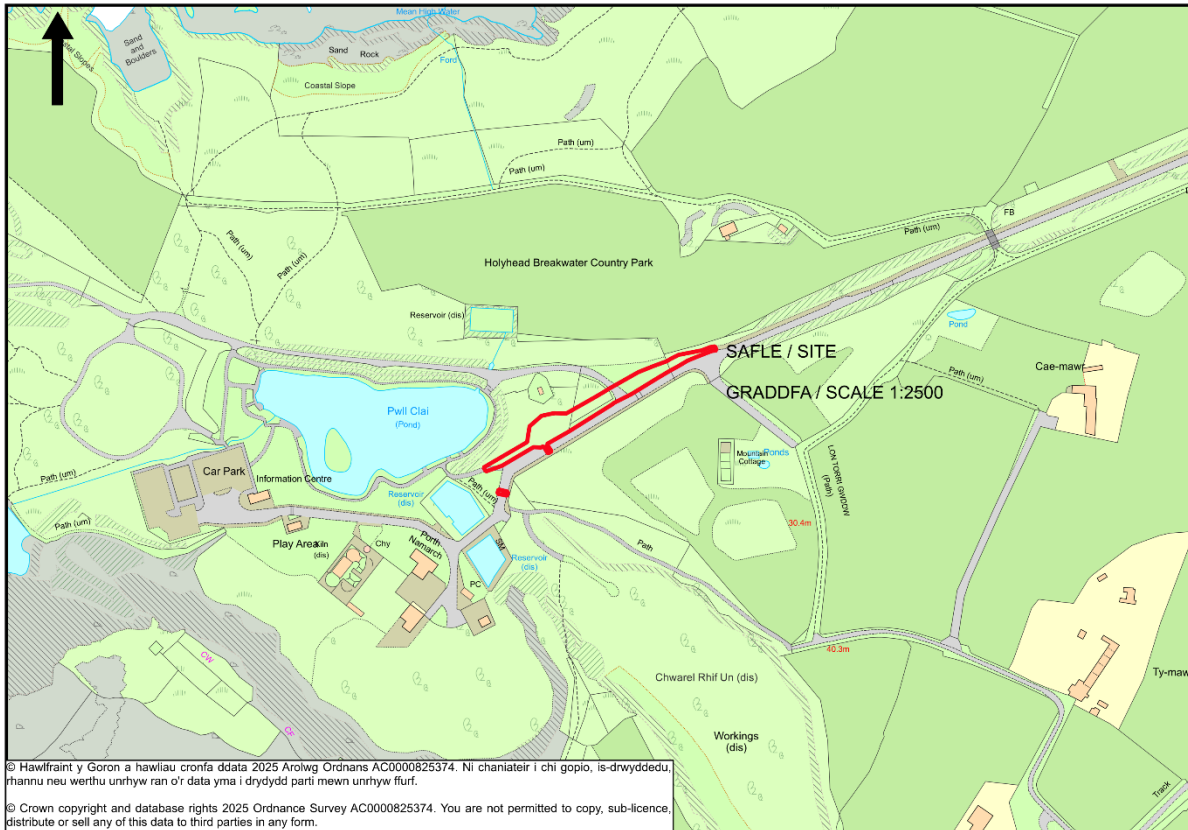


Application Reference: FPL/2024/304

Applicant: Head of Service Regulation and Economic Development

Description: Full application for the creation of a parking area, footpath and cycle path at

Site Address: Breakwater Country Park, Holyhead



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 the Breakwater Country Park, which is located in an open countryside location to the west of Holyhead.

The application presented is for the creation of a parking area, footpath and cycle path.

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
Policy PCYFF 4: Design and Landscaping
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG): Parking Standards (2008)

Planning Policy Wales – Edition 12 (2024)

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

Technical Advice Note 12: Design (2016)

Response to Consultation and Publicity

Consultee	Response
Cyngor Tref Caerdybi / Holyhead Town Council	No response received.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The application site is near several designated sites, but the proposed development is unlikely to impact these sites. Satisfied with the contents of the green infrastructure statement and the biodiversity enhancements proposed.
Ymgynghorydd Treftadaeth / Heritage Advisor	No built heritage comments.
Cynghorydd Glyn Haynes	No objections.
Cynghorydd Robert Llewelyn Jones	No response received.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The proposal will have no detrimental effect on the local highway network. Requested a CTMP condition due to the narrow road between Newry Beach and the Breakwater Country Park. Provided highways informatives and advice regarding traffic humps.

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 20/12/2024. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

There is extensive planning history across the whole of Breakwater Country Park, but no relevant applications relating to the application site itself.

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 the Breakwater Country Park, which is located in an open countryside location to the west of Holyhead.

The application presented is for the creation of a parking area, footpath and cycle path.

The applications' main issues are:

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

i. Siting and Design

The existing walking and cycling path that runs along the access road comes to an end before the entrance gate of the Breakwater Country Park. As part of this application, the path will be extended by around 150m to the west, leading to the main hub of the country park. It will be a 3m wide path that will be constructed of loose gravel to match the existing. This work will include the relocation of the sign at the site entrance, a pedestrian crossing and some vegetation removal. Together with the cycling and walking path, twelve new parking bays will be created on the grassed area along the access road, to the east of four existing roadside spaces. These will consist of ten standard spaces, one disabled space and one parent and child space.

The proposal is considered a high-quality scheme in accordance with policy PCYFF 3, that will enhance the facilities at the Breakwater Country Park to the benefit of its users. The extended cycling and walking path will integrate with the existing paths and will provide an enhanced active travel route connecting to Holyhead town centre. The twelve additional parking spaces will be situated immediately adjacent to the access road and will have no negative impacts on the surrounding landscape.

ii. Impact on Adjacent Residential Properties

The Breakwater Country Park is situated in an open countryside location to the west of Holyhead. The proposed scheme entails minor works to enhance the existing parking areas and paths, and all nearby residential properties are over 200m away from the site. The proposed development is not considered to impact any nearby residential properties, complying with policy PCYFF 2.

iii. Ecology and Biodiversity

Small areas of vegetation will be removed to facilitate the development. To mitigate this loss and to improve the habitat on site, wildflower meadows will be managed in the surrounding fields. The ecological advisor is satisfied with the proposal, which will provide overall biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

iv. Highways and Parking

The highways department have no objection to the development, and as the road leading from Newry Beach to the Breakwater Country Park is unclassified, they have limited control over the development. Condition (03) will require the submission of a CTMP to ensure no detriment to highway safety during construction, in accordance with policy TRA 4. Twelve additional parking spaces will be provided, all of which comply with the measurements outlined in the parking standards SPG, complying with policy TRA 2.

Conclusion

This application is a small-scale development to improve and extend the existing cycling and walking path and to provide additional parking spaces. It is a high-quality scheme that will have no impact on its surrounding natural environment and will improve the facilities at the Breakwater Country Park. The proposed development will have no negative impacts on nearby residential properties, will provide biodiversity enhancement and will not impact highway safety, complying with the relevant planning policies.

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.

- **D1026.101 Rev C - Location plan**
- **202223-YM-DES-018-500-02 Rev D - Proposed site layout**
- **Green Infrastructure Statement**

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

(03) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of highway safety.

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, PCYFF 4, TRA 2, 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.