

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 5

Application Number: C20/0848/11/LL

Date Registered: 22-10-20

Application Type: Full

Community: Bangor

Ward: Deiniol

Proposal: Construction of a building to provide 12 flats with support, offices on the ground floor together with associated developments to include parking spaces in the back

Location: 137, High Street, Bangor, Gwynedd, LL57 1NT

Summary of the Recommendation: APPROVE WITH CONDITIONS

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This is a full application submitted by a registered social landlord to provide 12 flats for the homeless where support is given to the prospective occupiers together with associated developments to include parking spaces. The site is situated in the upper section of the High Street in the centre of Bangor. The application can be split into several elements, which include:-
- Provision of 12 self-contained flats within a building of four to five floors high to include nine one-bedroom flats (two persons) and three two-bedroom flats (three persons).
 - One flat is located together with an equipment room in the basement, two flats and an office on the ground floor (street level), three flats on the first floor, three flats on the second floor and three flats on the third floor.
 - The floor area of the flats vary from 43m² to 58.6m² and are served by stairs and an internal lift.
 - An office will be provided on the ground floor at High Street level, to be partly used by Adra the social landlord and Gwynedd Council's Homelessness Team.
 - Parking spaces for seven cars will be provided at the back of the site with direct access to Kyffin Square car park.
 - A bicycle shelter will be provided with bin storage/recycling opposite the parking spaces.
- 1.2 This redundant site is situated on the High Street in the centre of the city and within the city's development boundary, designated as a sub-regional centre in the Anglesey and Gwynedd Joint Local Development Plan, 2017 (LDP). The site is within the town centre designation of the city but outside the conservation area and the *main shopping area*. The site is currently used for parking and the front is protected by a timber screen/hoarding since the former building was demolished.
- 1.3 In order to support the application, the following documents were submitted - Supplementary Planning Statement, Design and Access Statement, Pre-application Consultation Report (PAC), Housing Demand Statement, Affordable Housing Statement, Details of Architectural Finishes and Conceptual Design, Welsh Language Impact Assessment, Drainage Strategy Report, Ecology Walking Survey and Desk-top Study.
- 1.4 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with Article 1 of the Town and Country Planning Act (Development Control Procedure) (Wales) (Amendment) 2016, as the proposal is a development that is defined as *major* (more than 10 houses). A Pre-application Consultation Report (PAC) has been included with the application to reflect this consultation.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026 (LDP) adopted 31 July 2017:-

Policy PS1 - Welsh Language and culture.

Policy PS2 - infrastructure and developer contributions

Policy ISA1 – Infrastructure provision.

Policy ISA5 - Provision of open spaces in new housing developments.

Policy TRA2 – Parking standards.

Policy TRA4 – Managing transport impacts.

Policy PS 4 – Sustainable transport, development and accessibility.

Policy PS5 - Sustainable development.

Policy PCYFF1 – Development boundaries.

Policy PCYFF2 - Development criteria.

Policy PCYFF3 – Design and place shaping.

Policy PCYFF5 - Carbon Management

Policy PCYFF6 - Water conservation.

Policy PS17 - Settlement strategy.

Policy TAI1 - Housing in the Sub-regional Centre and the Urban Service Centres.

Policy TAI8 - Appropriate housing mix.

Policy TAI15 - Threshold of affordable housing and their distribution.

Policy AMG5 - Local biodiversity conservation.

Gwynedd Planning Guidance (2003).

Supplementary Planning Guidance (SPG): Housing Mix.

SPG: Maintaining and Creating Unique and Sustainable Communities.

SPG: Planning Obligations.

SPG: Affordable Housing.

SPG: Housing Developments and Educational Provision.

SPG: Open Spaces in New Housing Developments

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

2.4 National Policies:

A letter from the Minister for Housing and Local Government, 2019 regarding focusing on supplying social housing in Wales.

Planning Policy Wales, Edition 10 (2018).

Technical Advice Note (TAN) 2: Planning and Affordable Housing.

TAN12 Design (2016).

3. Relevant Planning History:

3.1 Pre-application enquiry number Y20/0177 for a development of 12 general need flats together with an office for Gwynedd Council's Homelessness Support Team. The response stated:-

- Principle - advised to relocate the offices from the basement to the ground floor that is at High Street level in order to safeguard and promote the viability of town centres. The proposed residential use is acceptable to satisfy the need for this type of residential accommodation in Bangor and based on the current housing supply level within the LDP.
- Affordable housing - at least 20% of the flats will need to be affordable.
- Housing mix - any future application should refer to the Council's Housing List together with the Tai Teg Housing List in order to ensure a suitable mix of housing and to satisfy the community's local needs.
- Educational provision - it is anticipated that two pupils will derive from this scheme and it will be necessary to ensure sufficient capacity in the local school for these additional pupils.
- Open spaces - there is a lack of play areas in the community and therefore, the prospective applicant will need to either provide an open space close to the site application or, if this is not practical, offer a financial contribution in order to improve the existing play area provision.
- The Welsh Language - a Welsh Language Impact Assessment will need to be submitted with any planning application in accordance with the LDP policies and the relevant SPG.
- Residential amenities - need to ensure that the residential amenities of local residents are not undermined by any development on this site on the grounds of loss of privacy, shadowing and noise nuisance. The LPA will consider the site's history including planning permission for 49 student living units (that remains extant) together with enquiry Y18/002214 from the former Cartrefi Cymunedol Gwynedd, but it will be necessary to ensure that the fifth floor section at the back of the building will not create a mask for the occupants of properties on either side of the enquiry site. To this end, a cross-section of the rear elevation should be submitted.
- Visual amenities - the proposal includes erecting a very extensive building in terms of scale and size, however, its appearance has been broken up by features such as openings/windows and a mix of different materials. It is also noted that a number of contemporary buildings have recently been erected in this site's catchment area and such a development would continue with this theme.
- Major development - as the proposal entails the provision of over 10 residential units the consultation pre-application submission procedure will need to be followed in accordance with Welsh Government requirements.

3.2 Enquiry Y18/002214 - proposal by Cartrefi Cymunedol Gwynedd to provide supported accommodation for the homeless together with a commercial café and eight general need one-bedroom units to replace the existing Abbey Road centre, to include a training room, kitchen, laundry room, offices and a medical room. The response stated that there was no objection in principle on the grounds of planning policy, however, the building's design needed to be amended.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

3.3 Application no. C13/0995/11/LL – demolish existing buildings and erect a new building with 3/4/5 storeys to replace them to include two retail units on the ground floor and provide 49 student living units above and to the rear together with creating parking spaces, bin storage and landscaping - approved September, 2014.

4. Consultations:

Community/Town Council: No response.

Transportation Unit: Considering the central location of the development within the city that is accessible to different modes of travel and in close proximity to facilities such as schools, shops, post office and a bus station, it is deemed that the proposal is acceptable in terms of compliance with the Wales Car Parking Standards. If the application is approved, conditions will be required regarding the provision of parking spaces in accordance with the plans prior to the occupation of the units, provision of a Transportation Management Plan prior to the commencement of the development together with a note to inform the applicant of the need to reinstate the foot-way in the front of the site to its correct height under licence Section 171/184 of the Highways Act using current materials to finish the surface.

Natural Resources Wales: From the information provided by the applicant, the development does not affect a matter listed in the Consultation Subjects document, *Advice Service on Development Plans: Consultation Topics (2018)*.

Welsh Water: Need to safeguard the public sewer that crosses the site.
No objection in principle to connect to the public sewer to dispose of foul water from the development.

Public Protection Unit: No response.

Water and Environment Unit: Due to the size and nature of the development, an application will need to be provided to SAB for approval before construction work commences. A sustainable drainage strategy and an associated plan have been submitted with the planning application indicating that the developer is considering a sustainable drainage system, but until an application is submitted to the SAB, there is still some uncertainty regarding whether the proposed plan of the site will enable the development to fully comply with the series of national SuDS standards. It is therefore proposed that a discussion is conducted with SAB prior to any work commencing on the site.

These systems must be approved by Gwynedd Council in its role as the SuDS Approval Body prior to the commencement of the construction work.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Biodiversity Unit: No response.

Strategic Housing Unit:

Information about the need:

The information provided in the planning application by means of the affordable housing statement is consistent with the information regarding the need in the area.

The number who are facing homelessness in Gwynedd has been increasing consistently for some years. Unfortunately, this trend has increased rapidly over the last six months as a result of the social and economic impact of Covid-19, and numbers in the Bangor area are higher than in any other area of Gwynedd.

Suitability of the Scheme:

Based on the above information it appears that the Plan:-

Addresses

The need in the area.

In an attempt to cope with the homelessness crisis, the Council has sought as soon as possible to provide additional suitable homes, and offer accommodation of an acceptable quality to all in our care. 137 High Street, Bangor is one of these projects; this is a unique opportunity to develop 12 quality, bespoke units for our county's residents. The project will ensure that specialist staff are on the site to give expert support to assist the residents to live independently.

This is a multi-agency project led by Gwynedd Council.

Housing Associations are partners in this development, with ADRA delivering the development, and North Wales Housing providing advice, expertise and long term support to those in need.

The plan has been included in a programme to receive a Clause 2 Homelessness grant from the Government, and this following an extremely competitive process across the whole of Wales.

Language Advisor,
Corporate Support Unit:

Low risk with possible impact identified as being non-significant positive.

Agree with the assessment of the possible impact noted in the report.

A thorough assessment that considers all the possible factors, is shown.

As this is a development that includes a plan to get to grips with a specific problem in the housing and homelessness field that will offer a key service and support to residents, through the medium of Welsh, it will therefore contribute to the welfare and sustainability of the local

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

community.

Gwynedd Archaeological Planning Service: Need to undertake an Archaeological Programme prior to the commencement of any work on the development as the area has a post-medieval history that may include archaeological remains.

Public Consultation: A notice was placed in the press, two notices posted on the site and nearby residents were informed. The advertising period has expired and a letter of objection was received on the following grounds:

- The footpath in front of the site is narrow and moving the building 2m further back to be in line with numbers 115 and 125 on the High Street would allow a waiting area outside the office together with safe access to undertake maintenance work.
- There is no access at the rear of the building, which means that there will be no fire exit available for the prospective occupants.

As well as the above objections, objections were received that were non-material planning objections and these included: Unsuitable location for support units and the site which is currently being built by Adra on Deiniol Road is more suitable for this type of accommodation.

It was possible to change the way the front windows of the building open as strong winds from the south (Caernarfon Road) may cause damage to some of these windows.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The principle of erecting a building on this site to provide flats with support for the prospective tenants together with providing an office is based on Policies PCYFF1, TAI1, TAI15 and PS15 and PS5 of the LDP. Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. As referred to above, the site is located within the development boundary of the Bangor sub-regional centre in the LDP on a site that can be described as a *windfall* infill site.

5.2 Policy TAI1 states that in the Sub-regional Centre of Bangor and the Urban Service Centres, housing to meet the Plan's strategy will be delivered through housing allocations together with suitable windfall sites within the development boundary. The Bangor indicative supply level over the term of the Local Development Plan is 969 units and during the period between 2011 and 2020, a total of 643 units were completed). The windfall land bank in April, 2020 included 131 units with further planning consent for 70 units on designated sites. The LDP states an indicative figure of 115 houses on two further sites that have now been designated for housing in Bangor but have not received planning permission.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

5.3 Bearing the above figures in mind approving this application would mean going above the indicative supply for residential developments in Bangor. In light of this, a justification would be required with the application outlining how the proposal would address the needs of the local community. In order to comply with this requirement, the applicant has submitted the Demand for Housing Statement together with the Affordable Housing Statement that provide the following information:-

- The plan offers quality affordable tenancies on an accessible site in the city centre in partnership with Gwynedd Council and North Wales Housing Association by satisfying the specific need for housing for short term/medium term accommodation.
- Several Council Strategic Teams are involved with this plan - Homelessness Management Team, Social Services, Health Service and the Legal Service together with external teams in the form of Adra and North Wales Housing Association.
- The Homelessness Services have confirmed that the number of clients who seek accommodation are greater than the supply and there is insufficient capacity within the social rental sector to provide for this group in the Bangor area.
- The office facility will offer various services to vulnerable persons and small families living in the flats. The facility will be run from day-to-day by North Wales Housing Association and by professional support workers such as the Probation Service, social services and substance misuse networks.
- The flats have been designed to satisfy the needs of single persons and small families who have become vulnerable due to financial and various multiple needs with the situation exacerbated by the Covid-19 pandemic - such a situation could have led to the loss of family income, employment, homes and the ability to pay for private rented accommodation.
- This proposal, if approved, would give stability to the tenants of the accommodation as they build their lives and would avoid more serious interventions.
- The proposal would entail providing 12 affordable flats (corresponding to 100% affordable) and that are much higher than the relevant policy requirement of 20%. The proposal will not include open market flats and would permanently be in the ownership of the applicant, Adra.
- It is proposed to provide short-term rented accommodation here i.e. *homes let for a secure affordable rent to people who need housing* in accordance with the requirements of the Housing Act Part 2 (Wales), 2014.
- The development, if approved, would be undertaken in one phase and would take approximately 42 weeks to complete.
- Current information was submitted (September 2020) by the Gwynedd Housing Options Team regarding housing waiting lists for social rented units in Bangor and it is confirmed that 823 are on the list for one bedroom units with 1,117 on the list for two bedroom units.
- The site is located in the Deiniol ward, however, it will also serve the Menai ward and other nearby wards. Information has been provided by the Housing Options Team confirming that 97 need a one bedroom flat and 71 need a two bedroom flat within the ward.
- In addition to the above figures, current applications that are *open* to Gwynedd Council include 29 family/individual applicants in private temporary and expensive accommodation with 123 homelessness applications in Bangor city and nearby areas with 108 homelessness applications with a Bangor address.
- This particular site was chosen bearing in mind its central and accessible location and there are no other sites within the development boundary or housing designation or units in the land bank that are suitable and are likely to come forward during the Plan's lifetime that would meet the current need for the type of residential units offered here in the centre of the city of Bangor.
- The present demand and supply are not available to a large extent and are unaffordable in the principal residential areas such as Bangor and the local housing allowance does not pay the private sector rent bearing in mind the high rent levels within the city. The lack of sufficient accommodation supply has led to temporary arrangements being made at a high cost to the Council by homing individuals in emergency housing, such as B&Bs or in the private sector.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

- 5.4 Having analysed the above figures it can be seen that there is a real need for this type of accommodation within the city of Bangor and approving the application would be a means to meet this need. As part of the application, a letter was submitted by the Cabinet member for Housing and Property stating that the development is an essential development in order to try and respond and cope with the homeless crisis in Gwynedd and Bangor. It would be a means to provide additional suitable homes in order to be able to offer accommodation of an acceptable standard to those in Gwynedd Council's care. A letter of support was also submitted by the Council's Head of Housing and Property, stating the importance of dealing immediately with the homeless crisis in Gwynedd particularly in Bangor where the situation is worse.
- 5.5 The proposal entails providing 12 flats and in accordance with the requirements of Policy TAI 15 at least 20% of the units should be affordable. In this case, 12 of the proposed units will be affordable, equivalent to 100% of the units intended to be provided by this application. The proposal will provide support to live in self-contained residential units to those who are homeless and need some support as they transfer to an affordable dwelling. The units have been designed to satisfy the requirements of *Lifetime Homes* to respond to the requirements of prospective tenants who have minor mobility problems.
- 5.6 Given the above, and the fact that 100% of the flats will be affordable (rather than the 20% the LDP policies require to be provided), it is considered that the application meets with the recognised need for this type of accommodation and is acceptable in principle. It is also required that the proposal complies with other relevant policies and these will be discussed below.

Affordable housing and housing mix

- 5.7 As referred to above, a Demand for Housing Statement was submitted with the application and this document undoubtedly confirms that there is a dire and essential need for this type of accommodation not only in Bangor but throughout the whole of Gwynedd. Statistics confirm that one and two bedroom residential units (flats especially) are the type and mix of residential units that are required mainly in the wards of Menai and Deiniol in the city. The SPG document: *Housing Mix states - Welsh Government's National Housing Strategy (Improving Lives and Communities - Homes in Wales 2010) notes the need to provide more of the right type of housing and offer more choice. Policy TAI 8 of the Plan states what are the expectations of the Planning Authorities in terms of ensuring that the mix of new housing adds to the current housing stock in the best way to meet with the area's housing needs as a whole.*
- 5.8 Considering the context of the above policy, the applicant recognises that there is a real need to realise this type of project as it would enable better access to *move-on* accommodation and provide temporary, safe and sustainable housing in the centre of Bangor. Including an office within the development will be essential for management and administration purposes and to offer support with care and housing needs. The advice submitted by the Housing Strategy Unit following the statutory consultation process, reflects the dire need for these types of residential units and confirms that it is necessary to respond promptly to the homeless situation in Gwynedd and this particular scheme will provide quality accommodation for the homeless. It should also be noted that the project by now has received a Clause 2 Homelessness grant from the Welsh Government. To this end, it is believed that the proposal responds to the recognised need and provides an appropriate mix of units that entails developing a quality scheme in accordance with the requirements of Policies TAI8 and TAI15 of the LDP together with the advice included in the SPG document: *Housing Mix and Affordable Housing.*

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Visual amenities

- 5.9 The application site is located in a prominent position in the streetscape considering its direct siting on the High Street. The back of the site is also visible as a road leads past the rear of the site that serves property and nearby public car parks. There is a mix in terms of form, construction and design of the existing buildings on the High Street that vary from listed buildings to contemporary developments. As mentioned above, Details of Architectural Finishes and Conceptual Design were submitted to support the application and states the following:-
- The intention with the building's external elevations (particularly the High Street elevation) is to create a classic mansard roof building appearance from the beginning of the 20th century, with simple brick details reflecting the corbel work on traditional high street shop frontages.
 - The construction method will be efficient using modern building methods such as a light steel structure with insulated intermediate structural panels.
 - Materials used on the external elevations will comprise UPV-c and aluminium windows in a grey colour, steel railings, lead for the sides of the mansard roof and rooflights, clean red and blue brickwork for the walls together with rainwater goods in aluminium and strong black coloured plastic to replicate cast iron goods.
 - Setting the building back will allow some release for the street as well as to provide a protective space for the accommodation within the building itself.
- 5.10 One of the features of the High Street in this part of the city is a mixture of building styles and scales and it can be seen from the submitted plans that the front of the proposed building would be four-storeys high with a mansard roof. This means that it would be 4.3m higher than number 135 High Street to one side of the site but 1.5m lower than number 139 High Street, which is adjacent to the other side. Buildings opposite, although they appear to be two-storeys, vary in terms of height and scale due to a variety of architectural features and designs. The design and form of the building reflects the elevations of other contemporary buildings erected along the High Street and not far from this site e.g. Neuadd Penrhyn Student Accommodation, Neuadd Willis Student Accommodation and Y Gorlan flats. However, the applicant has confirmed the need to discuss the external elevations and the finishes of the building with the LPA and this can be ensured by imposing a relevant condition on any planning permission.
- 5.11 It is appropriate here to refer to the site's previous planning history that includes permission no. C13/0995/11/LL for 49 student units. The approved building was four-storeys high in the front and five-storeys in the back and this form is also reflected in this latest application. However, the previous plan was larger in terms of scale and mass extending out further to the back of the site than the current plan, although it is a little narrower in width. It is also deemed appropriate to refer to an appeal decision made by a Planning Inspector in relation to the nearby site now known as Neuadd Penrhyn (the former N&F site). The Inspector was of the opinion that there was a variety and mixture of buildings in this part of the High Street and that the proposed building, with four-storeys at the front and rising up to six-storeys at the rear, would complement the streetscape.
- 5.12 The backs of the High Street buildings vary considerably in terms of existing extensions' elevations, size and form, and bearing the above assessment in mind, it is not considered that the form or appearance of this building would be completely alien or incongruous as permission has already been granted for a similar development on this site, but at a larger scale in 2014. Therefore, it is considered that the proposal complies with Policies PCYFF2, PCYFF3, PS15 and MAN1 of the LDP.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

General and residential amenities

- 5.13 The site is located within the development boundaries of Bangor city and in the centre of an area that is mixed in terms of use (mainly shops, offices and restaurants) with many of the upper floors of the nearby buildings used as residential units/flats. An estate agents' with a flat above is located to the north side of the site (no. 139 High Street) with a computer repair shop situated directly south of the application site (no.135 High Street) that also includes two-storey extensions in the back with windows looking over the back of the application site (however, there is no reference that these extensions are used for residential use).
- 5.14 The current proposal involves constructing a five-storey structure in the back extending out by 9.5m from the rear of number 139 High Street and 1.5m from the back extension of number 135 High Street. There would be a space of 3m to the side boundary of the two adjacent properties with the windows of habitable rooms installed on the rear gable-end of the building facing the west and the car parks below. It is proposed to install glazed panels on the southern side of the building in order to bring light to the internal stairs. Having considered the design, form and setting in the back of the proposed building, it is not considered that the proposal, if approved, would be likely to have a substantial or excessive impact on the amenities of the tenants/users of the adjacent property based on the loss of privacy, noise disturbance and the creation of an oppressive structure. It is noted above that the previous permission for 49 student living units, although a little narrower, extends out much further to the back of the site than this current plan and therefore to this end, it is considered that this latest proposal is acceptable based on its impact on the residential and general amenities of the occupants and users of nearby properties and conforms to the requirements of policies PCYFF2 and CYFF3 of the LDP.

Transport and access matters

- 5.15 The application intends to provide seven parking spaces at the rear of the site with direct access to the back road that serves nearby public car parks. The main access by foot to the building is directly from the High Street. Following the statutory consultation process, the observations of the Transportation Unit were received and the Unit states that considering the central location of the development within the city that is accessible to different modes of travel and in close proximity to facilities such as schools, shops, post office and a bus station, it is deemed that the proposal is acceptable in terms of compliance with the Wales Car Parking Standards. If the application is approved conditions will be required regarding the provision of parking spaces in accordance with the plans before the units are occupied, the provision of a Transportation Management Plan prior to the commencement of the development together with a note to inform the applicant of the need to recover the foot-way in the front of the site under licence Section 171/184 of the Highways Act. Therefore, it is believed that the proposal is acceptable based on the requirements of policies TRA2 and TRA4 of the LDP.

Linguistic matters

- 5.16 In accordance with criterion 2 of Policy PS1 'The Welsh Language and Culture', as this development is on an unexpected windfall site for a large scale housing development a Welsh Language Impact Assessment was submitted with the application. The assessment concludes that there would only be a small risk to the Welsh Language in the Bangor area and this application, together with any similar proposed development to be submitted in the future, will have a non-significant positive impact on the Welsh language as the current application offers affordable housing to local people including Welsh speakers. Considering the nature of the proposal, it is not

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

anticipated that it would entail a significant increase in the local population that would have a negative and detrimental impact on the Welsh language in the area.

- 5.17 The observations of the Welsh Language Unit on the development were received and they agree with the view that the development would have a low risk on the Welsh language with the possible impact identified as being non-significant positive. Please note also that the Unit agrees with the assessment and the possible impact noted in the report by stating that a thorough assessment is given, which considers all possible factors. As this is a development that includes a plan to get to grips with a specific problem in the housing and homelessness field, that will offer a key service and support to residents and this through the medium of Welsh and will contribute to the welfare and sustainability of the local community. To this end, it is believed that the proposal complies with the requirements of Policy PS1 of the LDP as well as the SPG.

Open Spaces Matters

- 5.18 According to Policy ISA5 of the LDP together with the contents of the SPG: Open Spaces in New Housing Developments, new housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, should provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1,000 population.

- 5.19 However, section 3.4.1 of the SPG states *...A contribution towards children's play areas will not be sought from one bedroom dwellings, student accommodation, sheltered and elderly housing, extra care facilities and other specialist forms of development where children in the 0-14 age range will not usually be resident. The 2011 Census does not indicate that children live in one-bedroom properties.*

Bearing in mind that the type of accommodation provided here is specialist accommodation for the homeless, it is deemed that provision for open spaces will not be required as part of this development. To this end, therefore, it is believed that the proposal complies with the requirements of Policy ISA5 and the relevant SPG.

Educational matters

- 5.20 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. The Supplementary Planning Guidance adopted to support the previous Development Plan continue to be a material consideration when determining planning applications until they are superseded by new versions. To this end, it is material to consider the contents of SPG: Housing Developments and Educational Provision in discussing this application. The information/formula within the SPG suggests that two primary and secondary school-age pupils would derive from the proposed development. The SPG notes that consideration should be given to the situation in the schools that serve the catchment area where the development is located. In response to the statutory consultation, the Education Department's Information officer states that there is sufficient capacity in the primary school (Ysgol Hirael) and in the secondary schools. Therefore, it is considered that the proposal complies with the requirements of Policy ISA of the LDP as well as the relevant SPG requirements without the need for an educational contribution.

Biodiversity matters

- 5.21 Although no observations have been received from the Biodiversity Unit in response to the statutory consultation process, a Walking Ecology Survey and Desktop Study were submitted with the application confirming that the site is of a low ecology value and such a proposal would

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

not detrimentally affect protected species. However, in order to comply with *good practice* it is recommended that the proposal incorporates a roost for swallows on the northern or eastern elevations of the building together with a bat roost on the southern or western elevation of the building. These recommendations may be conditioned if this application is approved. Therefore, it is deemed that the proposal complies with the requirements of Policy AMG5 of the LDP.

Sustainability matters

- 5.22 As referred to above, the site lies within the Bangor development boundary and within a *town centre* in the LDP and on a site that can be described as a *previously developed* infill site. The location is central to a wide estate of facilities and varied services and is therefore considered to be accessible to several modes of transport apart for a car. The proposal also provides a bicycle shelter with a bin storage/recycling opposite the car park at the back of the building. It is also intended to build the proposed flats on the grounds of whole life sustainability principles that would reduce future maintenance work. To this end, therefore, it is believed that the proposal complies with the requirements of policies PS4, PS5, PCYFF5 and PCYFF6 of the LDP.

Drainage matters

- 5.23 As part of the application a Drainage Strategy Report for the site was submitted which concludes that surface and foul water from the site can be disposed in a manner that complies with the statutory requirements of TAN15: Development and Flood Risk together with the requirements of the Drainage Strategy System (*SuDS*). In response to the statutory consultation process observations were received from the Water and Environment Unit that states in order to ensure the efficiency of the new drainage system maintenance measures will be included within the sustainable water systems scheme that is approved by the Council's Water and Environment Unit in its role as a SuDS Approval Body. The applicant has confirmed in the Affordable Housing Statement the need to comply with the SuDS requirements. It is therefore considered that the proposal satisfies the requirements of policies ISA1, PS2, PCYFF6 and PS5 of the LDP as well as the requirements of TAN 15.

6. Conclusions:

- 6.1 Having considered the above assessment, it is believed that the proposal to provide 12 affordable flats where support will be provided to prospective occupants is a positive response to the housing needs of the homeless. In assessing the application, full consideration has been given to the observations received in response to the consultation period and the response received from statutory consultees. Based on the above assessment, it is not considered that the proposal is contrary to local or national policies and there is no material planning matter that outweighs these policy considerations. To this end, it is considered that the proposal is acceptable subject to the inclusion of the following conditions.

7. Recommendation:

- 7.1 To delegate powers to the Assistant Head of the Environment Department to approve the application, subject to the following conditions:-
1. Five years.
 2. In accordance with the plans/documents submitted with the application.
 3. Samples of materials and colours for the building to be agreed with the LPA.
 4. Highways conditions.

PLANNING COMMITTEE	DATE: 07/12/2020
THE REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

5. Development to be undertaken in accordance with the recommendations in the Walking Ecological Survey and Desk-top Study.
6. Working hours limited to 8:00 - 18:00 during the week, 08:00 - 12:00 on a Saturday and no working at all on Sundays and Bank Holidays.
7. Submission of a Construction Method Statement to be agreed with the LPA.
8. Agree on details regarding Welsh names for the development together with advertising signage informing and promoting the development within and outside the site.
9. Ensure a plan/arrangements to provide the affordable units.
10. Condition to submit an Archaeological Programme to be agreed with the LPA.

Note: Refer the applicant to Welsh Water advice.

Note: Sustainable Drainage Systems requirements.