

<b>PLANNING COMMITTEE</b>	<b>DATE: 21/06/2021</b>
<b>REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER</b>	

**Number: 1**

**Application Number: C21/0175/26/LL**

**Date Registered: 04/03/2021**

**Application Type: Full**

**Community: Waunfawr**

**Ward: Waunfawr**

**Proposal: Erection of a primary healthcare centre, access, parking and drainage**

**Location: Fferm Cross Ffordd, Y Waunfawr, Waunfawr, Caernarfon, Gwynedd, LL55 4YS**

**Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS**

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## 1. Description:

1.1 This is a full application to erect a primary healthcare centre, access, parking, landscaping and drainage plan on a site near the western outskirts of Waunfawr. This would involve relocating the existing surgery in Waunfawr to a new site that would be purpose-built. The application can be split into several different elements, which include:

Erection of a single-storey and two-storey building in "L" shape form with a floor area size of 990m square to include community services areas, shared areas such as meeting rooms, changing rooms and offices along with a doctors' practice. The proposal would increase the number of existing employees from 29 to 35 in the new centre.

Provide parking spaces for 38 visitors, 15 spaces for staff and 6 spaces for disabled visitors.

Landscaping on the peripheries and within the site.

Sustainable drainage plan.

Create a new footpath to run parallel to the northern boundary of the site with the class I county highway (A.4085) and create footpaths within the site itself.

Create a new access to the site from the adjacent class I county highway.

Provide a bin store along with bicycle provision.

1.2 The site is located on agricultural land that is currently used for grazing purposes. There is approximately 3m between the northern part of the site and its southern boundary and the site includes a small stream along with marshy terrain with the boundaries comprising traditional stone walls, groves, gorse and trees. The county road is located to the north of the site, with residential dwellings and local businesses located further afield, to the east is a row of residential dwellings and their residential gardens/amenity spaces; to the south is agricultural land and to the west is a residential dwelling and parking spaces for *Snowdonia Fire Protection*.

1.3 The site is located outside but directly near the Waunfawr development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan, 2017 but it has not been designated for any specific land use. The site lies within the Caemabynyr Wildlife Site that includes partially improved grassland, marshy grassland and broadleaved trees, which extends down towards afon Gwyrfai.

1.4 In order to support the application, the following documents were submitted: Planning Statement, Preliminary Ecological Assessment, Noise Statement and information regarding language policies and the linguistic requirements of the Betsi Cadwaladr Health Board Service.

1.5 It is noted here that the proposal is not a development that is the subject of an Environmental Impact Assessment (EIA).

## 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

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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.

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

PS1 - the Welsh language and culture

ISA1 - infrastructure provision

ISA2 - community facilities.

PS5 - sustainable development.

TRA2 - parking standards.

TRA4 – managing transport impacts.

PCYFF1 - development boundaries.

PCYFF2 - development criteria.

PCYFF3 - design and place shaping.

PCYFF4 - design and landscaping.

PCYFF5 - carbon management.

AMG5 - local biodiversity conservation.

Gwynedd Design Guidance (2013).

Supplementary Planning Guidance (SPG): Maintaining and Creating Distinctive and Sustainable Communities

SPG: Change of use of community facilities and services, employment sites and retail units

### 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

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

TAN 12: Design.

TAN 18: Transportation.

TAN 20: Planning and the Welsh language.

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### 3. Relevant Planning History:

- 3.1 Although this particular site has no relevant recent planning history, informal discussions were held with Planning Officers before the application was submitted regarding matters such as design, scale, elevations, landscaping and access.

### 4. Consultations:

Community/Town Council: We shared the plans with Community Council members and we are very pleased to see that plans for the centre are progressing.

One question was received by a number of councillors with regards to pedestrian access to the health centre. Will there be a pavement for people to walk there, I understand that access to the site will be immediately after the last house as you travel through the village, but the pavement in front of the last two houses is very narrow; is it possible for you to confirm what is the intention in terms of access please - to widen the pavement?

Also, there can be speeding problems in the village and this has been tested and forwarded to the police; we are awaiting confirmation of when 'Go Safe' will come to the village; with access to the centre if people want to cross the road.

Transportation Unit: There is an intention to locate the health centre on the outskirts of the village in an accessible location for local residents, and for those who rely on vehicles from further afield and on a roadside that is regularly served by public transport.

The proposal includes a standard junction for a class 'A' road and offers a new pavement provision on the roadside in question to improve pedestrian connections locally and to protect the visibility splays from the junction. Within the site, the proposal offers a separate parking provision for staff and visitors, to a degree that meets the standards of CSS Wales, along with a network of internal roads that allow access and an easy turning point to the front door and to various car parks.

It is noted that the site currently includes water ditches, with some operating as an outlet for road surface water to discharge. The plans indicate an intention to maintain and upgrade this surface water disposal and management system network. The proposal to provide a footway along the edge of the site with the highway is likely to involve kerbing across some of the existing exits; however, waste disposal elements can be included, for example, low kerbs and gulleys in appropriate locations as part of the Section 38 work, to

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ensure that the proposed development continues to allow the flow of surface water through the land.

I recommend including relevant conditions / notes on any planning permission.

Natural Resources Wales:

We have no objections to the application but we do have the following observations:

**Protected Sites** We note that the application site is within the afon Gwyrfai Special Area of Conservation catchment area. Therefore, such proposals should be screened by means of a Habitats Regulations Assessment (HRA), to determine whether they are likely to have a significant impact on the SAC.

We note that the Preliminary Ecological Report submitted in support of the above application (Cambrian Ecology, May 2019) noted that no European Protected Species used the application site. Therefore, we have no further observations to make on the application as submitted, but we recommend that you consult with your ecologist on any Invasive Non-Native Species that could be present on the site.

**Flood Risk** - The site is within Zone A of the Development Advice Maps (DAM), which has been included in Technical Advice Note 15, Development and Flooding Risk (July 2004). TAN15 advises that the justification test is irrelevant for a development located in Zone A and that surface water requirements are relevant. The acceptability criterion is that no increased flooding will occur in other places as a result of the development. Given the location of the development in Zone A, we advise that surface water requirements should be assessed. We note that providing observations on the suitability of these proposals is a matter for the Authority's Land Drainage Department. NRW is not responsible for overflow and flooding that is related to streams/water courses of the size that cross this site.

Welsh Water:

If the application is approved, there will be a need to advise the applicant regarding water supply, the need to submit a sustainable drainage scheme (*SuDS*), protect Welsh Water assets and confirm that there is sufficient capacity within the local water treatment work for this development.

Public Protection Unit:

No response.

Fire and Rescue Service:

No observations regarding the access for fire vehicles and water supply.

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Water and Environment Unit: INFORMATION: Our maps indicate that water courses run through the development site, and it appears that the developer intends to divert these ditches, and culvert them in places in order to integrate them into the drainage network of the development. An Ordinary Watercourse Consent will be required for any work that could affect the flow of these ditches, and as part of the application the developer will need to show that each culvert has been sufficiently quantified in order to reduce future flood risk. FCRMU@gwynedd.llyw.cymru should be contacted for further advice.

Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

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

Due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences. The drainage plan submitted shows that the developer intends to use sustainable drainage methods; however, until an application is made to the SuDS Approval Body, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SuDS Approval Body is recommended.

In addition to the above, and following flooding concerns from third parties, the following observations were added. The Unit is aware of the northern stream overflowing in the past but it is likely that it was associated with negligence and, therefore, ditching and maintaining new ditches should improve this situation.

The Unit is also aware of water accumulating on the road opposite during periods of heavy rainfall and, as it happens, this area is currently under consideration by the Council in a catchment flood prevention plan. However, assuming that nothing will be done to improve the situation, the development will need to continue to allow surface water from the road to flow to the northern ditch. This is not a great concern for the Unit as it is something the Unit can manage when permitting work on the water courses.

Biodiversity Unit: Agree with the mitigating measures within the Preliminary Ecological Assessment subject to including conditions relating to compliance with mitigating measures within the Assessment itself,

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submission of an Environmental Development Control Plan (to include a pollution prevention plan to be able to undertake a Habitats Regulations Assessment on the impact of the development on afon Gwyrfai below the application site), along with a Biodiversity Enhancement and Species Management Plan.

North Wales Police: No response.

Betsi Cadwaladr University  
Health Board: No response.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has already expired and correspondence was received objecting on the following grounds:

- Not objecting the proposal on this site entirely as there is a need for such a facility in the village but there is concern regarding the height and surface footprint of the new building. Constructing a building of such a scale would have a detrimental impact on the visual and aesthetic amenities of the village.
- The stream that flows through the site tends to overflow during periods of heavy rainfall and there have been many floods on the main road, which cause a risk of overflow to nearby dwellings.
- Cars that currently park on the carriageway of the county road would impede visibility along the road when exiting the site.
- Locating a new access not far from the existing access to Croesywaun Estate would have a detrimental impact on road safety.
- An increase in traffic would generate noise nuisance.
- The local roads network could not cope with more traffic.
- Is the site on the outskirts of the village accessible for some residents to attend?
- No scheme for alternative energy.
- If approved, the proposal would have a detrimental impact on the privacy of occupants of nearby dwellings considering the location of the car park behind these dwellings.
- Opening up the fields behind the dwellings raises a safety concern whilst creating a convenient access to the rear of the dwellings themselves.

As well as the above objections, objections were received that were not material planning objections and these included:

- The current vista will be destroyed due to the location of the proposed car park.

**5. Assessment of the material planning considerations:**

**The principle of the development**

5.1 Planning Policy Wales (Edition 11, 2021) states that in order to ensure economic, social and environmental sustainability, providing sufficient and efficient infrastructure, which includes services such as education and health, along with transport, water supply, sewerage, sustainable management of waste, electricity and gas (the utilities) and telecommunication, is essential. It is fundamental for economic competitiveness and opportunities for households and businesses to be able to ensure socially and environmentally attractive lifestyles and employment.



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5.2 The site is located outside but directly near the Waunfawr development boundary as noted in the LDP and it has not been designated for any specific land use. The application involves constructing a new health centre, which relocates the existing health care centre located on the main road through Waunfawr. The relevant policy here is Policy ISA2 of the LDP, which is supportive of sustaining and enhancing community facilities. The policy requires it to be outside the boundary, the development will provide an essential facility to support the community. This type of proposal must comply with the following criteria:

(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 - in this specific case, the application site borders the development boundary of the village and information has been received as part of the application stating that there is a real need for a new health facility in Waunfawr, which responds fully to the health needs of the local population, as well as the catchment area population. It is considered that the existing facility does not respond to the requirements of the local population or the statutory requirements of the Health Board, given the lack of parking spaces, surface area restrictions along with the provision of services within the existing surgery, which, in turn, restricts the facilities on offer at the surgery. Approving this application would involve extending the existing medical facilities and provision, e.g. mental health, physiotherapy, speech therapy and the work of the community midwife.

ii) in the case of new buildings, that the local community needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings - in order to support the application, the applicant has followed the sequential test where a number of other alternative sites within the village were explored to locate this facility. Four sites within the village were considered in total but for reasons involving limited size, lack of access/parking and proximity to other buildings, it was resolved that this existing application site was the most suitable and ideal site for a new health centre. Officers do not disagree with these statements.

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 - the existing surgery is in the form of a two-storey house with a limited yard at the rear, which now includes a *portakabin* due to a lack of floor area within the surgery itself. Residential dwellings are located either side and parking facilities are limited with patients currently using the community centre car park or parking on the carriageway of the county highway. There are not enough facilities within the existing surgery to respond to the various and increasing requirements of the local community and patients currently travel to Caernarfon or Bangor to receive treatment or to visit service providers and healthcare professionals. On the basis of area, the current site is not large enough to extend the existing facility, which would effectively respond to the health requirements of the community.

iv) the proposal is of an appropriate scale and type compared to the size, character and function of the settlement - the proposed building for the health care centre is a substantial building in terms of size and scale, which has been designed purposefully for broader and various health services that are currently lacking in the existing surgery. The scale, location and design of the building has been the subject of prior discussions with Planning Officers and changes have been made to the original plans in order to consider the visual and residential amenities of nearby residents. Any community health facility of this type must be fit for purpose and correspond with the service configuration and provision strategy of the Health Board. It is believed that the location and setting of the site

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opposite the development boundary of the village is acceptable and that it creates a logical extension to the ribbon form of this part of the village.

v) the proposal is easily accessible by foot, cycle and public transport - bus stops are located opposite the site (towards the east) and approximately 50m to the west of the site (towards Caernarfon). The proposal involves extending the existing foot pavement that ends near the dwelling known as Llwydiarth along the front boundary of the site and towards the existing bus stop. Although located outside the development boundary, it is believed that the site is accessible for various types of alternative travel modes, including public transport, walking and cycling. However, it is anticipated that it would be inevitable for some patients to visit the centre by means of a vehicle due to their condition or personal circumstances.

- 5.3 Considering the above assessment, it is believed that the proposal to locate the new primary care centre for Waunfawr and the wider community on this particular site is acceptable in principle, but the policies noted below must also be satisfied.

### Visual amenities

- 5.4 The site is located on a plot of agricultural land, which is prominent in the local street-scape/landscape and single-storey residential dwellings are located to the west and east of the site itself. A mixture of two-storey and single-storey structures and dwellings are located to the north while open land slopes down towards the south and afon Gwyrfai. Objections to the proposal were received following a process of statutory consultation based on the scale and design of the building as it had a detrimental impact on the visual amenities of the area. The proposed building includes a single-storey part at the front and a two-storey part at the rear in an L-shaped form. The surface area size of the building is 990m<sup>2</sup> with the main roof 9.7m high and a number of different materials will be used for the external elevations that would include natural slates for the roofs, white rendered walls/grey *Cedral* vertical cladding boards and natural stone, windows and openings of light grey colour.
- 5.5 Although recognising that the scale and size of the building are substantial compared to single-storey dwellings nearby, the applicant has stated that its impact and oppressive impact within the street-scape/wider area will be reduced by undertaking mitigating measures, which include: (i) the mass and form of the building has been broken down using recesses in the external elevations and the size of the slate roofs have been extended/reduced around the building; (ii) the building is set approximately 23m from the county road on a section of land that is 1.22m lower than the level of the nearby county highway; (iii) various types of materials will be used in the external elevations that would reflect materials that are common in the area; (iv) it is intended to undertake extensive landscaping work around the site; (v) the building's height is not too dissimilar to that of the height of an average house (approximately 9m usually) bearing in mind also that the building is located 1.22m lower than the nearby road; and (vi) views of the building from the south (Rhosgadfan and Moel Smytho) will look towards the north from afar and it is considered that the building would assimilate with surrounding structures, which also include a substantially-sized chapel.
- 5.6 As has already been referred to, the design and form of the building has been amended following extensive discussions with Planning Officers and the latest design and form of the building is fit for purpose, i.e. the design and form of the building has been limited and determined mostly by the statutory health requirements of the proposed facility. At the request of Planning Officers, the applicant has made an effort to reduce the impact of the proposed building on visual amenities and, considering the above assessment and the relevant requirements for such a facility, the need to

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locate and size must be weighed up against any impact. Although officers would ideally wish to see a smaller bulk/size to the two-storey part, it is recognised that the applicant has made an effort to reduce this part and he has also responded to concerns by making appropriate use of materials to break down the appearance. Therefore, after evaluating the planning matters, it is not believed that the proposal, or the majority of the proposal (namely, the two-storey part), will have an unacceptable detrimental impact on the area's visual amenities. To this end, therefore, it is believed that the proposal complies with the requirements of Policy PCYFF3 of the LDP.

### General and residential amenities

5.7 Following the statutory consultation process, objections were received on the grounds that the proposal, if approved, would (i) have a detrimental impact on the privacy of occupants of nearby dwellings considering the location of the car park behind these dwellings; (ii) opening up the fields behind the dwellings raises a safety concern whilst creating a convenient access to the rear of the dwellings themselves and (iii) an increase in traffic would generate noise nuisance at the expense of residential amenities:

- Privacy - the building itself is located on the western part of the site to avoid overlooking into the gardens of dwellings known as Llwydiarth, *Cobweb Cottage* and Tŷ'n Llain. As a result, there is a need to locate the patients car park behind these dwellings. Currently, a *clawdd* is located at the rear of the properties and application site and a small stream runs parallel to the *clawdd* itself. Whilst the gardens of Llwydiarth and *Cobweb Cottage* are lower than the height of the *clawdd*, Tŷ'n Llain has a patio opposite the rear of the dwelling that is higher than the top of the *clawdd*. Therefore, it is possible to see above the *clawdd* with views of the wider landscape. There is a distance between 14m and 18m from the nearest parking spaces to the patio and parking spaces directly behind Tŷ'n Llain have been located in a row from the north to the east while other spaces have been located from the west to the east. Whilst noting that the loss of views is not a material planning consideration, the loss of privacy and overlooking are relevant and valid considerations. However, in this case, it is recognised (compared to the existing situation) that there will be some overlooking towards Tŷ'n Llain by users of the car park but it is believed that these would only be for short periods of time, and it is not believed that such a situation would involve permanent or unacceptable direct overlooking to the rear of Tŷ'n Llain or to the rear of the other two dwellings nearby either. In order to reduce any overlooking to the rear of Tŷ'n Llain, a condition could be included in any planning permission regarding the erection of a *close-boarded* timber fence along the peripheries of the car park. The dwelling known as *Cross Farm* is located to the west and Anwylyfa and Croes y Waun Estate dwellings are located to the north but, considering the setting of the proposed building within the site, it is not believed that it would have a substantial detrimental impact on the residential or general amenities of the occupants of these dwellings and the loss of privacy.
- Safety - this concern relates to opening up the rear of the dwellings that would create a convenient access to the dwellings themselves. In order to alleviate such a concern, the applicant's agent has stated that it is possible to install a barrier across the access when the centre is closed and then raise it during opening hours, and this could be stipulated should the application be approved. It must also be borne in mind that the rear of these dwellings are already open to agricultural land.
- Noise nuisance - should it be approved, it is recognised that the proposal will generate noise that could be louder than current noise levels around the application site and the applicant recognises this. As part of the application, a brief statement was submitted relating to noise, which states: (i)

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residential accommodation will not be part of the application; (ii) the building has been positioned in order to reduce noise and the windows have been arranged to limit noise generated within the centre itself; (iii) the building will be constructed using cavity *walls*; and (iv) the building will not have any plant or equipment that would emit noise as they will be located within the building itself. It must also be borne in mind that nearby dwellings are located adjacent to a busy main road in and out of the village, with the National Park further away, and it is not believed that car or pedestrian movements would significantly exacerbate these noise levels.

- 5.8 Considering the above assessment and although recognising that some noise and general disturbance based on site use would derive from this development, it is possible to include mitigation measures within any planning permission by including relevant conditions in relation to landscaping, erecting a fence, installing a barrier on the access etc. and, therefore, should such conditions be imposed, the proposal can comply with the requirements of Policy PCYFF3 of the LDP.

#### **Transport and access matters**

- 5.9 It is intended to create a new access in the north-eastern corner of the site directly to the adjacent class 1 county highway (A.4085) and to provide a footpath/pavement along the front of the site and extend the current footpath. Objections have been received following the statutory consultation process regarding a concern about creating a new access off a busy road where vehicles already park along the carriageway. As referred to above, a response was received from the Transportation Unit to the proposal (following a pre-application enquiry with the Unit) stating that the application site is accessible for local residents; the new junction that would serve the site is of standard design for a class I county highway; the proposal provides a new footpath adjacent to the road in order to improve local connections; parking provision meets national standards; the proposal involves maintaining and upgrading the waste and surface water management system network. Considering these matters, the Transportation Unit has no objection to the application subject to the inclusion of relevant conditions and notes.
- 5.10 Therefore, considering the above assessment, it is believed that the proposal is acceptable based on road safety and parking requirements and complies with the requirements of Policy TRA2 and TRA4 of the LDP.

#### **Biodiversity matters**

- 5.11 As part of the application, a Preliminary Ecological Assessment was submitted, which noted the biodiversity mitigation measures that will need to be adhered to should the application be approved, including biodiversity enhancements and the need to eradicate invasive species such as Japanese knotweed. In response to the statutory consultation process, the Biodiversity Unit has stated that any planning permission will need to be stipulated by including conditions relating to mitigation measures that are noted within the Assessment itself, provide a Construction Environmental Management Plan (*CEMP*), a Biodiversity Management and Enhancement Plan and a Bio-security Risk Assessment. It is also noted that Natural Resources Wales states that the Afon Gwyrffai Special Area of Conservation is located to the south of the application site and it must be ensured that no phosphate flows into the river itself. In response to this observation, the Biodiversity Unit has stated that a pollution prevention plan will need to be included within the Environmental Development Control Plan to be able to undertake a Habitats Regulations Assessment on the impact of the

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development on afon Gwyrfai. Therefore, considering the above conditions, it is believed that the proposal could comply with the requirements of Policy AMG5 of the LDP.

### **Sustainability matters**

- 5.12 There are a number of policies within the LDP that promote sustainability in new developments. Policy PS5 refers to the need where possible to re-use previously used land and buildings or in the most appropriate places outside of them. Policy PCYFF5 states that a contribution from renewable or low carbon energy will need to be demonstrated to satisfy the proposal's need for electricity and heating and Policy PCYFF 6 states that proposals should incorporate water conservation measures where practicable. Although the site is located outside the boundary, it is considered that the site remains suitable based on its accessibility to alternative travel modes, which include walking, cycling and public transport (there are two bus stops near the site within a convenient walking distance). The proposal would also include water conservation measures, which include the creation of *swales* and *porous surfaces*. It is also noted here that the applicant will need to submit a sustainable drainage system (*SuDS*) application to the Water and Environment Unit separately to this planning permission. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF5, PS5 and PS6 of the LDP.

### **Flooding matters**

- 5.13 Following the statutory consultation process, objections were received regarding the stream that flows through the site, which tends to overflow during periods of heavy rainfall and there have been many floods on the main road, which cause a risk of overflow to nearby dwellings. Following these concerns, Natural Resources Wales were re-consulted but a response confirmed that NRW was not the body responsible for keeping records of overflows/floods from streams of the size that run through the site. However, the Water and Environment Unit have responded to this concern stating that they are aware that the stream that runs along the northern part of the site has overflowed in the past; however, it is assumed that this had occurred due to a lack of maintenance work from the landowner. It is also noted that the Unit is aware of water accumulating on the county road opposite the site during periods of heavy rainfall and, as a result, the local area is currently under consideration by the Council to undertake a catchment flood prevention plan.
- 5.14 In addition to the above observations, the Water and Environment Unit have confirmed that the developer has a duty to ensure that each culvert has been sufficiently quantified in order to reduce future flood risk and the applicant should contact the Unit for further assistance on this element of the application. In addition to this, an Ordinary Water Course Consent would be required for any work that could affect the flow of ditches that run through the site, including any new water course that would be created within the development as part of the water disposal plan of the site itself. To this end, therefore, it is believed that the proposal is acceptable based on overflow concerns and complies with Policies PS5 and PS6 of the LDP.

### **Language Matters**

- 5.15 Policy PS1 of the LDP states that some developments will require the submission of a Welsh Language statement or assessment with the planning application. The proposal does not reach the thresholds to provide such information. However, in accordance with criterion 4 and 5 of this Policy, information on a bilingual signage plan to deal with all operational signage in the public zone should be provided and it is expected that Welsh names will be used for the developments. To this end, the applicant has submitted a NHS Wales statutory requirements 2019 document and

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the compliance requirements of the Welsh Language Commissioner, 2018 regarding use of the Welsh language within the primary care service that make it requisite for existing health developments and facilities to use the Welsh language. This is implemented by providing Service Provision Standards, giving full consideration to the Welsh language when drawing up new policies and giving consideration to the Welsh language when referring to the Operational Standards of the Health Board. The applicant has also confirmed that bilingual signs, documents and instructions will be available throughout the centre.

In addition to the above, it must also be borne in mind that this is not an intention to eliminate an existing community service from the village, but rather to relocate it to another position within the village to enable the Health Board to improve and extend health facilities and services within the local and wider community. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy PS1 of the LDP.

## **6. Conclusions:**

6.1 Having considered the above assessment, it is believed that the proposal as submitted would significantly improve medical and health facilities and provision that currently exist for the local community and the wider area. Full consideration has been given to the observations received from local residents and it is acknowledged that a development of this scale will somewhat change the character of the local environment. Nevertheless, considering the development in its entirety, no substantial harmful impact contrary to planning policies and relevant national guidance have been identified. To this end, therefore, it is believed 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:

To approve – conditions:

1. Five years.
2. In accordance with the plans.
3. Slates.
4. Samples of external materials.
5. Undertake the landscaping work within a specified period.
6. Highways Conditions.
7. Submit a Construction Environmental Management Plan (to include a pollution prevention plan to be able to undertake a detailed assessment of the impact of the development on afon Gwyrfai)
8. Submit a Biodiversity Enhancements and Habitats Management Plan.
9. Submit a Bio-security Risk assessment.
10. Comply with mitigation measures noted in the Preliminary Ecological Assessment.

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11. Submit details of site boundary treatments (to indicate location and type of fences etc.)
12. Agree with details of a Welsh name for the centre and associated signage/notices.
13. Working hours limited to 08:00 - 18:00 during the week, 08:00 - 13:00 on a Saturday and no working at all on Sundays and Bank/National Holidays.
14. Submit a plan to install a barrier across the proposed access.
15. Submit an external lighting plan.
16. A condition to safeguard trees that are on the site boundaries.

Note: Submit a sustainable water drainage system (*SuDS*) plan to the Council's Water and Environment Unit.