

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

**No: 1**

**Application No: C20/0494/20/LL**

**Date of Registration: 07/09/2020**

**Application Type: Full**

**Community: Felinheli**

**Ward: Felinheli**

**Proposal:** Development of a holiday and leisure park to include 173 holiday lodges; 51 new build holiday flats; change of use of a building to 4 holiday flats; construction of a leisure hub; reconfiguration and refurbishment of industrial units; provision for private water treatment works; and associated car parks, landscaping, access and internal access roads.

**Location:** Gwel Y Fenai (former Ferodo Site and Plas Brereton), Caernarfon, LL55 1TP

**Summary of the Recommendation:** REFUSE

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

## 1 Description:

- 1.1 The application submitted is for the development of a holiday and leisure park to include 173 holiday lodges; 51 new build holiday flats; change of use of a building to 4 holiday flats; construction of a leisure hub; reconfiguration and refurbishment of industrial units; provision for private water treatment works; and associated car parks, landscaping, access and internal access roads.
- 1.2 The original application was for 208 holiday lodges, but revised plans were received on the 07.09.2021 reducing the number to 173, together with reducing the area of the application site. The Environmental Statement for this proposal was also received on this date.
- 1.3 The site is divided into two parts, including the former Ferodo factory site, and the Plas Brereton site. Both sites are located on the banks of the Menai Strait between the town of Caernarfon and the village of Felinheli. The Lôn Las Menai cycle track runs through them and forms a pedestrian/cycle link between the two sites. The upper part of the sites adjoins the A487 highway which runs from Caernarfon to Felinheli.
- 1.4 The site borders with the C2 flood zone on the banks of the Menai Straits as defined on the development advice maps in liaison with TAN 15 Development and Flood Risk. This shoreline forms the north-western boundary of the site contained in Policy Unit 16.13 “Waterloo Port to Beach Road Felinheli” in the West Wales Shoreline Management Plan and is subject to “No Operational Intervention” management in response to a coastal change arrangement. The site is partly within the Plas Brereton Regional Wildlife Site, and there are a number of trees on site protected by TPO0137 Tree Preservation Order. Ferodo, Caernarfon and TPO0078 Bangor Road, Caernarfon. Two Grade II Listed buildings at Plas Tŷ Coch and Tŷ Coch Farm Brick Arch are situated 60m south of the site, whilst Llanidan Hall Park and Garden, grade II\* listed, is situated opposite the former Ferodo site on Anglesey. The site is situated approximately 1km east of the Anglesey Area of Outstanding Natural Beauty, and the Menai Strait and Conwy Bay Special Areas of Conservation are situated immediately to the North East of the site.
- 1.5 The development on the Plas Brereton site includes the following:
- Demolition of old stable and coach house buildings
  - Conversion of Plas Brereton to 4 holiday units (3 one bedroom and one 3 bedroom)
  - Installation of 18 holiday lodges
  - Tree works and felling
  - Use of existing roads within the site and provision of some new roads

It is noted that the revised plans submitted on the 07.09.2021 for this site mean a reduction in the land area of the site, and as a result the number of holiday lodges originally proposed has been reduced from 53 to 18. In addition, the ‘boathouse’ building which was the subject of a change of use for a cafe is now located outside the application site.

- 1.6 The development on the former Ferodo factory site includes the following:
- Demolition of part of the existing factory buildings
  - Refurbishment of premises for the provision of 9 units for commercial use (use is not entirely clear but it is understood that it will fall within B1/B2 class uses) with associated parking

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

- Erection of new three storey leisure hub building comprising 51 1 and 2 bedroom holiday units plus leisure facilities including a water park, bowling facilities, children's soft play area, restaurant, cafe, fast food, shop and health and wellbeing zone.
- Provision of 155 holiday lodges
- Tree works and felling
- Provision of new roads
- Use of the existing car park for public use for non-residents to use the new hub building.

1.7 The application is supported by the following documents:

- Linguistic Impact Assessment
- Reinspection of Materials Containing Asbestos (18.05.2018) Refurbishment / Demolition Survey for Materials Containing Asbestos (25.05.2018)
- Preliminary Ecological Assessment Survey (15.08.2018) Bat Surveys, Habitats and Protected Species (October 2019) Bat Survey, Demolition of Buildings (24.11.2018) Reptile Survey (25.11.2018) Nesting Seagulls Survey and demolition (28.07.2019)
- Tree Report (29.05.2019)
- Gwel Y Fenai Rev A (July 2019) Plas Brereton Rev B (September 2019) Foul Water Management Report
- Design and Access Statement (September 2019)
- Energy and Sustainability Assessment (September 2019)
- External Light Proposal (September 2019)
- Economic Impact Assessment (October 2019)
- Transport Assessment and Travel Plan (October 2019)
- Rev D Flood Consequence Assessment (April 2021)
- Rev C Surface Water Management Report (April 2021)
- Air Quality Screening Assessment (19.05.2021)
- Plas Brereton and Ferodo Buildings Record (August 2021)
- Cultural Heritage Environmental Assessment (August 2021)
- Landscape and Visual Impact Assessment (September 2021)

1.8 Additional information was received in an email dated 01.11.2021 which included the following documents, together with confirmation that there was an intention to connect to the main sewer instead of providing sewerage treatment for both parts of the site:

- External lighting proposals (September 2019)
- Response to Landstudio Landscape Issues (01.11.2021)
- Energy and sustainability statement (October 2021)
- Design development document (March 2019)
- Water conservation statement (October 2021)

1.9 Due to the size of the site, this application is defined as a major development. As part of the application, in accordance with the requirements of the Town and Country Planning (General Development Procedure) (Wales) Order, a pre-application consultation report was received as part of the application (August 2020). The report shows that the developer has informed the public and statutory consultees of the proposal before submitting a formal planning application. The report concluded that the responses received had been considered, and that there was additional work in relation to flood issues, Biodiversity, landscape and visual impact.

1.10 The proposed development does not fall within the description and criteria set out in Schedule 1 to the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The LPA has screened the proposal under reference C20/0520/20/SC and it has been confirmed

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

that the Proposed Development requires an Environmental Impact Assessment (EIA). Following this, a scoping opinion was completed under reference C21/0220/20/SO and the matters required to be included in the Environmental Impact Assessment (EIA) were confirmed as Planning Policy, Biodiversity, Landscaping and visual impact, Felling Trees, Lighting, Land Contamination, Socio-Economic, Foul Drainage, Protected Sites, Cultural Heritage, Highways, Land Flooding, Welsh Language and Culture, and Air Quality.

1.11 As set out in paragraph 1.2, an Environmental Statement was subsequently received which has included the following topics:

- Visual impact and impact on the landscape
- Ecology
- Land Contamination and Air Quality
- Socio-economic
- Welsh Language and Culture
- Heritage Culture

1.12 The LPA has expressed concern to the agent and applicant because a number of the documents submitted as part of the application refer to the original scheme which exceeds the revised scheme. The agent's response notes that these documents and assessments provide the worst scenario for the proposal. It is acknowledged that some matters regarding the application can be assessed on the basis of these documents and assessments, but some aspects need to be assessed as proposed, and to this end the effect of the proposal is not entirely clear. It is also noted that the application agent is of the opinion that it is necessary to assess the proposal as a whole rather than unconnected elements. The LPA's report below ensures a full assessment of the proposal as a whole, considering all elements of the application against current local and national policies.

1.13 It is noted that no formal pre-application advice request had been submitted for the proposal.

## **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 applications should be determined in accordance with the Development Plan, unless a material consideration in respect of planning indicates otherwise. Planning considerations include National Planning Policy, and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to undertake reasonable steps in exercising its functions to meet the 7 well-being objectives within the Act. This report has been prepared, taking into consideration the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In formulating 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 needs.

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

PS 1: Welsh Language and Culture

PS 2: Infrastructure and developer contributions

ISA 1: Infrastructure provision

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

PS 4: Sustainable transport, development and accessibility

TRA 1: Transport network developments

TRA 2: Parking Standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PS 6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 5: Carbon Management

PCYFF 6: Water Conservation

ARNA 1: Coastal Change Management Area

PS 13: Providing Opportunity for a Flourishing Economy

CYF 1: Safeguarding, allocating and reserving land and units for employment use

CYF 5: Alternative Uses of Existing Employment Sites

CYF 6: Reuse and conversion of rural buildings or residential unit for business use or new build units for business/ industrial use

PS 14: Visitor Economy

TWR 2: Holiday Accommodation

TWR 3: Static caravan and chalet sites and permanent alternative camping accommodation

PS15: Town Centre Developments and Retail

MAN 6: Retailing in the countryside

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character

AMG 4: Coastal Protection

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and where appropriate enhancing heritage assets

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

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

Supplementary Planning Guidance: Maintaining and creating distinctive and sustainable communities (adopted 2019)

Supplementary Planning Guidance: Tourism facilities and accommodation (adopted 2021)

Supplementary Planning Guidance: 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)

Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended)

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

Technical Advice Note 11: Noise

Technical Advice Note 12: Design

Technical Advice Note 14: Coastal planning (will be replaced by the new TAN 15 on 1 December 2021)

Technical Advice Note 16: Sport, Recreation and Open Spaces

Technical Advice Note 18: Transport

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 23: Economic development

Technical Advice Note 24: Historic Environment

## **3. Relevant planning history**

### **3.1 Site of the former Ferodo factory:**

7514 - Proposed change of use of approximately 50 acres of land from agricultural to industrial purposes at Griffiths Crossing, Caernarfon – APPROVED – 26.10.60

7514A - Detailed drawings in respect of a proposal factory, canteen offices with ancillary buildings and construction of new access road at Griffiths Crossing, Caernarfon – NO DECISION ON FILE

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

7514B - Detailed drawings in respect of a proposal factory, canteen offices with ancillary buildings and construction of new access road at Griffiths Crossing, Caernarfon – APPROVED – 30.12.30

7514C - Proposed concrete and tarmac parking bay for five cars (for visitors) at the Ferodo Factory, Griffiths Crossing, Caernarfon – APPROVED – 16.11.62

3/20/108 - Extension of existing factory roof in order to accommodate new drying plant for friction material manufacture at Ferodo Works, Griffiths Crossing, Caernarfon – APPROVED – 06.06.80

3/20/108A – Proposed erection of 100m rifle range and club house at Ferodo Premises, south of the factory, adjacent to the Old Railway line and football field, Griffiths Crossing – APPROVED – 06.06.80

3/20/223 - Proposed completion of an existing asbestos tip and disposal of asbestos waste in new trenches – land at Ferodo Ltd, Griffiths Crossing, Caernarfon – APPROVED – 12.01.88

3/20/240 - Proposed exhaust stack – production block on Ferodo Factory Site, Griffiths Crossing, Caernarfon – APPROVED – 03.11.88

3/20/240A - Proposed installation of underground toluene tank at Ferodo Ltd, Griffiths Crossing, Caernarfon – APPROVED – 04.10.89

3/20/240B - Provision of car parking area – land at Ferodo, Griffiths Crossing, Caernarfon – APPROVED – 04.02.93

3/20/DC308 - Change of use from parking area to industrial use – Ferodo, Caernarfon – APPROVED – 28.04.93

C00A/0549/20/AM - Development of land to provide B1 (Business), B2 (General Industrial), B8 (Storage and Distribution and car sales and alterations to existing access – APPROVED 14.12.00

C06A/0700/14/LL - Siting of temporary building – APPROVED – 06.11.2006

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

C09A/0242/20/AM - Mixed use development incorporating residential, retirement village, eco - lodge accommodation, retail, hotel, restaurant, heat and power facility, access, parking, engineering works, landscaping and public open space – WITHDRAWN

Plas Brereton Site:

3/20/19 – Change of use to residential hotel and construction of new access – APPROVED – 16.01.75

3/20/19A – Dwelling for manager (outline) – APPROVED – 08.02.79

3/14/0805 – Access – APPROVED – 15.03.89

C98A/0576/14/LL – Extension to existing dwelling and alterations to access – REFUSED – 11.11.98

C98A/0574/14/LL- - Demolish existing dwelling and erection of a new dwelling – REFUSED – 10.12.98

C99A/0272/14/LL – Alterations to existing access (retrospective application) – APPROVED – 09.09.99

C99A/0275/14/LL – Construction of driveways – APPROVED – 12.11.99

C99A/0502/14/LL – Change of use from dwelling to hotel and restaurant together with an extension and new access – APPROVE – 08.05.2000

C99A/0528/14/LL - Creation of two pools and erection of earth bunds (retrospective application) – APPROVED 15.12.1999

C99A/0562/14/LL – Conversion of extension to existing outbuilding to create a fitness centre and swimming pool – APPROVED – 03.05.00



PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

C00A/0240/14/LL – Construction of driveway to provide access to beach and dock facilities – APPROVED 04.08.00

C00A/0405/14/LL – Engineering works to extend driveway and erect retaining wall from existing dock (retrospective) – REFUSED – 02.11.00

C01A/0085/14/LL – Retention of building works associated with the extension and alteration to works in relation to the dock and landing area as approved under application ref C99A/0291/14/LL (retrospective application) together with the creation of bunding and storage area for 'bonafide' residents' boats – REFUSED – 05.04.01

C08A/0171/14/LL – Change of use from dwelling into an hotel and restaurant together with creating car parking accommodation, landscaping and improvements to the existing access – APPROVED – 04.06.08

C08A/0462/14/LL – Conversion and extend outbuilding to create a fitness centre and swimming pool (amended application to C99A/0562/14/LL) – APPROVED – 01.10.08

C14/0532/14/LL - Convert building into a restaurant and hotel (9 bedrooms), alterations to the access, felling of trees, landscaping, parking areas, convert building into a cafe and construction of new holiday units making a total of 18 holiday units – APPROVED - 06-11-2015

#### 4. Consultations

Community/Town Council:	<p><b>Representations 12.10.2021</b></p> <p>The Town Council opposes the application on the following grounds.</p> <p>The development is too close to the banks of the Meani Straits, there is a risk of flooding and we believe that it would be irresponsible to build so close to the water particularly with climate change leading to a rise in sea levels. We support and reinforce all NRW's concerns in respect of this issue. The application requires the creation of an inappropriate development on a site defined as Zone C2. In accordance with Section 6 of Technical Note 15 and a senior government planning officer's letter dated 9th January 2014 no such development is permitted in zone C2.</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>We also believe that overdevelopment of this type puts the quality of the water in the Menai Strait at risk and is likely to have a detrimental effect on the Menai Strait and Conwy Bay special protection area.</p> <p>We believe that the development will have a significant detrimental effect on the landscape and visually in respect of the view of the Anglesey area of outstanding natural beauty and the coastal path.</p> <p>We expect the development to have a detrimental effect on the Welsh language. The Town Council does not believe that the proposed development is in accordance with the first strategic objective of the Gwynedd and Anglesey local development plan 2011-2026 (Adopted 2017), “SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.”</p> <p>The Town Council believed that the linguistic assessment was flawed and offered nothing concrete other than bilingual signs. For example, 6.2.1 could read “at least 90% of the jobs will be recruited locally” instead of “it is hoped that at least 90% of the jobs will be recruited locally”. In the same section a commitment could be made to make the Welsh language “essential” rather than a “keyskill” when recruiting for the holiday development. Parts of the linguistic assessment are missing. Point 4.4.4 is empty, point 1.4.10 ends with four question marks!</p> <p>It is not clear from the application if the lodges and holiday apartments are to be let or sold.</p> <p>We would welcome a separate request for the reconfiguration and refurbishment of the industrial units but request that it be supported by market research demonstrating the demand for such units and responding fully to NRW’s concerns regarding dealing with waste on the site. Specifically, there is insufficient detail on how the developer will deal with the asbestos on site. (Unanimous)</p>
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Transport Unit:	<p><b>Representations 27.10.2021</b></p> <p>I have looked through all the documents, and, in general, everything is as expected regarding submissions in respect of an application of this kind. Overall, the levels of parking, the design of existing junctions, and the level of traffic likely to be attracted there are all acceptable. I note that the applicant has also changed the one-way system around the distribution centre so that the lorries leave through a northern gateway rather than the southern one, and I am supportive of that.</p> <p>The remaining areas of concern to me are:</p> <p>The development provides the opportunity to widen the bottleneck access through to the Griffiths Crossing industrial estate and to</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>improve the visibility for all parties over the cycle path, however no betterments are proposed. As a result, the additional Heavy goods traffic utilising this crossing point to access the Distribution Centre(s) will only add to the volume than has to negotiate this single-track access to an already busy industrial estate. Whilst this isn't considered an issue on the adopted highway network, as the unnamed road serving the estate is unadopted, it does appear to be a missed opportunity to improve vehicular access and upgrade the cycle crossing.</p> <p>There remain concerns regarding the priority system on entry through the main entrance into the holiday park. On a similar site in Gwynedd, it's a common sight to see queues forming back onto the highway on typical changeover days such as Friday afternoons. Whilst I accept the data provided in the TA shows projections where traffic arrives in trickles throughout the day, there are always peaks such as Friday pm's. The concern is that the available queueing capacity from the priority system back onto the A487 is relatively small and could lead to queueing in the right turn lane, particularly if arrivals are required to sign-in on entry.</p> <p>It had also been raised in previous feedback that the developer should contribute towards upgrading the bus stops at the main entrance, particularly as the TA notes public Transport as a key means of travel for both visitors and staff. A contribution towards the provision and installation of bus shelters will be sought by the Highways Authority.</p>
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<p>Natural Resources Wales:</p>	<p><b>Representations 15.10.2021</b></p> <p>We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding foul drainage, protected sites, and landscape. If this information is not provided, we would object to this planning application. Further details are provided below.</p> <p>We also advise that based on the information submitted to date, conditions regarding protected sites, protected species, and land contamination should be attached to any planning permission granted. Without the inclusion of these conditions, we would object to this planning application.</p> <p>Flood Risk</p> <p>We refer to the 2 Flood Consequence Assessments in support of the above. Both FCA's are dated April 2021 revision D by CCS Consulting. The red line boundaries do not extend into zone C2 and</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

are in zone A as per the Development Advice maps accompanying Tan15.

As your Authority will be aware, an updated TAN15: Development, flooding and coastal erosion (2021) will be implemented and used in all planning decision post 1st December 2021. The FCA's compiled have been based on the 2004 TAN.

The FCA would seem to show that the development is acceptable in terms of flood risk from rivers and sea. Whilst both FCAs advise that all lodges and access roads are set at 7.19m Above Ordinance datum, we would question the methodology used to ascertain the 0.5% and 0.1% coastal/tidal flood levels. Levels of 7.19m AOD and 7.56m AOD have been quoted. These have been based on current day levels based for Llandudno using the Coastal Flood Boundary 2018 dataset. We would advise that the dataset includes estuary levels and has 4 specific nodes along the Menai Straits which would be more applicable to estimate the tidal risks for this application. However, the Llandudno levels give elevated levels by some 1m. Thus, a conservative/precautionary approach may have been undertaken by the authors.

As such we are satisfied that the FCAs have shown that the flood risk from rivers and sea can be managed.

We would however advise that the Lead local Flood Authority (Ymgynghoriaeth Gwynedd Consulting) also be consulted so that they can comment on the surface water drainage arrangements.

Notwithstanding the above advice, please be aware that TAN 15 and the Development Advice Map (published in 2004) are being replaced. The new TAN 15 and Flood Map for Planning was published on 28th September 2021 to allow local planning authorities, developers, planning consultees and the public to prepare for when they come into force. The changes come into effect on Wednesday 1 December 2021 and from this date onwards, applications will be determined based on the new TAN 15 and Flood Map for Planning. We therefore advise you to consider how this change may affect your determination of this application. Should you require further advice from us, please reconsult us.

#### Foul Drainage

We note that previous versions of the foul water reports have again been submitted, specifically maintaining that the Plas Brereton site will now revert back to being connected to a private treatment plant rather than recently confirming that it would be connected to the main sewer. We would assume that this is an administrative error on the applicant's part, but as this is now the proposal, we reiterate our

previous concerns that the proposal will need to connect to the main sewer.

The whole of the proposed development will be required to connect to the main sewer, or the applicant should provide sufficient information to demonstrate that it is not reasonable to connect to mains.

We note that the intention is to dispose of foul drainage to a private sewerage system, i.e. private treatment plants. According to our records, the proposed development is located within a publicly sewerage area. Given the number of lodges within the two areas of the site (Ferodo, and Plas Brereton areas), it would be reasonable to connect the two areas to the Bethel and Felinheli (Treborth STW) sewer catchment, and/or the Caernarfon sewer catchment. The installation of private sewage treatment facilities within publicly sewerage areas is not normally considered environmentally acceptable because of the greater risk of failures leading to pollution of the water environment compared to public sewerage systems.

Section 6.6.21 of Planning Policy Wales states ‘Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...’

Government guidance on private sewerage in WG Circular 008/2018 stresses that the first presumption must be to provide a system of foul drainage discharging into a public sewer. Only where having taken into account the cost and/or practicability it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, should non-mains foul sewage disposal solutions be considered.

We therefore require the Applicant to either amend their proposals to ensure that the foul drainage is connected to the mains sewerage system or provide further detailed evidence to demonstrate that it is not reasonable to connect.

The Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:

- Formally approach the sewerage undertaker regarding a connection under Section 106 or a requisition under Section 98 of the Water Industry Act (WIA) 1991.
- Serve notice for connection under Section 106 of the WIA 1991 if the sewerage undertaker has refused connection.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<ul style="list-style-type: none"> <li>• Provide details of the reasons given by the sewerage undertaker if it has refused connection under section 98 or section 106 of the WIA 1991 and confirmation that they have appealed against this decision.</li> <li>• Demonstrate that it is not reasonable to connect to the public foul sewer.</li> <li>• Where it is not reasonable to connect to the public foul sewer, demonstrate that they have considered requesting that the sewerage undertaker adopt their proposed system.</li> </ul> <p>The Applicant should be aware that should a connection to the mains sewer not be feasible, they will also need to demonstrate that the proposal would not pose an unacceptable risk to the water environment. WG Circular 008/2018 advises that a full and detailed consideration be given to the environmental criteria listed under paragraph 2.6 of the Circular, in order to justify the use of private sewerage.</p> <p>The Applicant should also be aware that should a connection to the mains sewer not be feasible, they will need to apply for an environmental permit or register an exemption with us. As stated above, we expect developers discharging domestic sewage to connect to the public foul sewer where it is reasonable to do so. We will not normally grant a discharge permit for a private sewage treatment system where it is reasonable to connect to the public foul sewer. We also expect discharges of trade effluent to connect to the public foul sewer where it is reasonable to do so and subject to the sewerage undertaker granting a trade effluent consent or entering into a trade effluent agreement.</p> <p>Please note, should an Environmental Permit be required, further information may be required as part of that application and the Applicant is therefore advised to hold preapplication discussions with our Permitting Team on 0300 065 3000, at the earliest opportunity, to try to ensure that there is no conflict between any planning permission granted and the permit requirements. It is important to note that any grant of planning permission does not guarantee that a permit will be granted, should a proposal be deemed to be unacceptable (either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible). The Applicant should ensure that they have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site.</p> <p>More information, including a step-by-step guide to registering and the relevant application forms are available on our website. Where private sewage treatment/disposal facilities are utilised, they must be installed and maintained in accordance with British Standards 6297 and Approved Document H of the Building Regulations. We also</p>
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refer the Applicant to Guidance for Pollution Prevention 4 on the NetRegs website, which provides further information.

Please note, a lack of capacity, or plans to improve capacity in the sewer, is not a valid reason for a sewerage undertaker to refuse connection under Section 106 of the Water Industry Act 1991 and we may refuse to issue an environmental permit or exemption for private treatment facilities in such circumstances.

Within the Foul Water Management Reports, figures are quoted for connecting to main sewer from both sites and according to the two site plans, there will be three discharges into two unnamed watercourses. Given the volume of sewage proposed to discharge from both sites into this watercourses, sufficient dilution within the watercourses will be required. As it is proposed that effluent from both sites discharges into this point, it's a considerable volume of sewage. If an Environmental Permit application(s) was/were received, NRW would have to model the potential impact on the watercourses, but with a potential lack of dilution within the watercourses, the resulting permits to discharge are likely to have tight limits for Biological Oxygen Demand (BOD) and ammonia. The limits are likely to be much tighter than those specified within the foul drainage documents.

The two separate Foul Drainage reports by CCS Consulting have also not included any assessment to compare such discharges volumes to the flows in the two streams. We would expect these discharge rates may be more than there are existing flows within the two streams. Without further information on the stream flows we have significant concerns as it would cause a significant deterioration in water quality in these watercourses.

We note within both Foul Water Management Reports that it is stated that there are no sewers on site. There are no Dŵr Cymru sewers, within the immediate area, but there is a historical system of drains and an old filter bed / beds present. There will also be a historical effluent outfall to the Menai Straits, although we cannot confirm whether this extends to below mean low water spring. This information though needs to be noted with regards to possible sewage effluent discharge points. Any suggestion of needing to discharge effluent directly to the Straits would require the discharge to be to below mean low water spring.

The addition of ultra violet disinfection will need to be considered as part of the sewage treatment options for the site and added to the calculation comparison compared to connecting to sewer.

Should the applicant wish to continue with the option of disposal of sewage via a private system, NRW will ask for all the detailed costs as part of a permit to discharge application. The approved Welsh

Water costings for connecting to sewer will have to be provided to our permitting team before a permit to discharge will be considered. A private discharge without a permit (or an exemption) would be an offence under the Environmental Permitting Regulations 2010.

The applicants have failed to explain why they cannot discharge the foul effluent into a main sewer. Where they are proposing a discharge from a private sewage treatment system in an area where it appears reasonable to discharge your effluent into a sewer, they must, as a minimum, send us evidence that they have approached the sewerage undertaker, and send us their formal response regarding connection under s98 or s106 of the Water Industry Act 1991. They must send us this evidence with their permit application.

Lack of capacity, or the existence of any plans to improve capacity, in the sewer are not valid reasons for a sewerage undertaker to refuse connection under section 106 WIA 1991.

Where a sewerage undertaker refuses to allow connection under s106 on the grounds of lack of capacity the operator may appeal to Ofwat. We may refuse to issue a water discharge activity or groundwater activity permit in such circumstances. For new discharges, the applicant must also show the difference in cost between connection to the foul sewer and cost of purchase and installation of the proposed treatment facility. This should include, but not be limited to, details of:

- Foul sewer connection costs Sewer pipe;
  - Pumping equipment, pump and sump pump, if necessary;
  - Digging up of roadside verges, roads or land on the route to the sewer;
  - Road closure costs, if necessary;
  - Legal easements to cross land, if necessary;
  - Initial connection and annual charges from the sewerage undertaker.
- Proposed treatment facility costs
- Purchase;
  - Installation;
  - Maintenance;
  - Annual Natural Resources Wales subsistence fees (subsistence fees do not apply to discharges of treated domestic sewage effluent of five cubic metres (m<sup>3</sup>) or less a day).

Their justification must also include details of any physical obstacles: for example, roads, railways, rivers or canals, impeding your connection to a sewer.



The applicant can find additional guidance on connection to sewers in 'Technical Guidance Note 7.01 How to comply with your environmental permit and additional technical guidance for water discharge and groundwater (point source discharge) activities'. The applicant can get this by calling 0300 065 3000 or by downloading it from our guidance webpages.

An Environmental Permit to discharge filter backwash and drain down water to the proposed treatment plant is likely to be refused, as the chlorine / bromine etc is likely to kill the biomass of the treatment plant. The applicants will need to consider alternatives e.g. soakaway, or discharge to the Straits – after de-chlorination etc. Swimming pool water should not be discharged to the watercourse. With regards to the swimming pool discharge, we would recommend filter backwash and drain down water to be connected to the main sewer, if at all possible.

#### Marine Water Quality

##### Water Framework Directive

As advised above, further information is required as to the method of foul drainage. This information will also be needed to demonstrate whether there is any deterioration in the coastal waterbody.

##### Shellfish Waters

As advised above, further information is required as to the method of foul drainage. In addition to this, the watercourses quickly discharge into the Menai Straits. In addition to its conservation designations, the Straits are a designated shellfish water. In order to protect and improve the bacterial levels in the water and hence the shellfish, NRW would have to consider the bacterial load involved with the sewage discharges from these sites. As new discharges, we would expect the discharges into any watercourse near the Menai Straits, and/or to the Menai Straits to have ultra violet disinfection installed as the final stage of treatment. The Shellfish Waters are currently classified as long-term B and there will be a need to ensure no deterioration (i.e. via bacterial contamination). There does not appear, at present, to be any consideration of UV disinfection at the site; this is likely to be necessary due to proximity to the Shellfish Waters. This would add significantly to the capital and lifetime maintenance costs of the treatment plants at the two sites.

##### Protected Sites

We have concerns that a significant effect from the proposed development on the Menai Strait and Conwy Bay Special Area of Conservation (SAC), and Anglesey Terns Special Protection Area (SPA) cannot be ruled out. The proposed development is located

within 50 metres of the SAC and within 8.5 kilometres of the Anglesey Terns SPA.

NRW have identified potential impact pathways to features of the SAC:

The above pathways may not result in an adverse effect to the SAC if the following measures are adhered to/ implemented:

1. Pollution: A Construction Environmental Management Plan (CEMP) is agreed as a condition of any planning permission
2. Foul drainage: The applicant revises its application by connecting foul drainage to mains sewer.

With reference to the Menai Strait SAC the Cambrian Ecology Preliminary Ecological Assessment Survey, 15th August 2018 states, "Potentially Damaging Operations, (PDO) Consent will be required from NRW prior to work commencing" and "Measures will be required to be in place to prevent damage/pollution of this site (the SAC) during the construction phase of the proposed development". Any proposed private sewage drainage method would ultimately discharge to the Menai Strait and Conwy Bay SAC – we refer you to our advice above in relation to foul drainage. The information on the foul drainage will be required to enable you to undertake your HRA.

Also, the proposed development has the potential to increase recreational use near to the Menai Strait and Conwy Bay SAC. The HRA to be undertaken by the Local Planning Authority should consider these impact pathways on the Menai Strait and Conwy Bay SAC.

In addition to the pathways identified above, we also advise that the HRA should consider the indirect effects of the displacement of the Herring gulls, and lesser black backed gulls on site, on the Anglesey Terns SPA. A nesting gull survey provided by the applicant (Cambrian Ecology, Parc Gwêl y Fenai Building Demolition, 28th July 2019) suggests this is one of the largest Herring Gull breeding colonies in Wales, and one of the largest Lesser Black Backed Gull colonies in North Wales.

It is currently unclear how far these displaced individuals may disperse or which areas may be affected.

We note that the nesting gull survey submitted by the applicant uses estimates for large areas of the two roofs which couldn't be counted. Whilst more accurate survey methods are now available, they are unlikely to affect the findings that this is a very large Herring Gull and Lesser Black Backed Gull colony

For the HRA we would advise that an assessment is conducted of the risk to individual species features (breeding tern species), and the

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>assemblage. The HRA should consider how likely is it that some (or all) of the breeding gulls would relocate to the SPA compared to other locations (e.g. the urban environment, or nearby water courses).</p> <p>Should the Local Planning Authority also conclude that the proposed development is likely to have a significant effect on the European site, we would look forward to being consulted on their appropriate assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017.</p> <p>We also consider that the construction works has the potential to have adverse effects on protected sites if not managed appropriately. We therefore advise that detailed pollution prevention and biodiversity management measures should be agreed as a condition of any planning permission.</p> <p>Condition 1 – Protected Sites - No development, including site clearance, shall commence until a site wide Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.</p> <p>The CEMP should include:</p> <ul style="list-style-type: none"> <li>• Construction methods: details of materials, how waste generated will be managed;</li> <li>• General Site Management: details of the construction programme including timetable, details of site clearance; details of site construction drainage, containments areas, appropriately sized buffer zones between storage areas (of spoil, oils, fuels, concrete mixing and washing areas) and any watercourse or surface drain.</li> <li>• Biodiversity Management: details of tree and hedgerow protection; invasive species management; species and habitats protection, avoidance and mitigation measures.</li> <li>• Soil Management: details of topsoil strip, storage and amelioration for re-use.</li> <li>• CEMP Masterplan: details of the extent and phasing of development; location of landscape and environmental resources; design proposals and objectives for integration and mitigation measures.</li> <li>• Control of Nuisances: details of restrictions to be applied during construction including timing, duration and frequency of works; details of measures to minimise noise and vibration from piling activities, for example acoustic barriers; details of dust control measures; measures to control light spill and the conservation of dark skies.</li> <li>• Resource Management: details of fuel and chemical storage and containment; details of waste generation and its management; details of water consumption, wastewater and energy use</li> </ul>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<ul style="list-style-type: none"> <li>• Traffic Management: details of site deliveries, plant on site, wheel wash facilities</li> <li>• Pollution Prevention: demonstrate how relevant guidelines for pollution prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.</li> <li>• Details of the persons and bodies responsible for activities associated with the CEMP and emergency contact details</li> <li>• Landscape/ecological clerk of works to ensure construction compliance with approved plans and environmental regulations.</li> </ul> <p>The CEMP shall be implemented as approved during the site preparation and construction phases of the development.</p> <p>Justification: A CEMP should be submitted to ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction.</p> <p>Landscape</p> <p>We have reviewed the amended planning documents, but the revised reports dated September 2021 provide no further response to the issues and advice set out in our previous letter NRW CAS-160984-W5Y4 24th August 2021. We reiterate these comments below and maintain our concerns. We would welcome discussion with the applicant and your Authority about how these items would be addressed. A tracked change document may aid in these discussions.</p> <p>We continue to have significant landscape concern regarding this development, which has the potential for significant adverse effects on the Anglesey AONB.</p> <p>There would be adverse effects on the scenic character and value of the AONB and on views from the AONB. Some of these visual effects would be moderate and moderate/major adverse, as acknowledged within the LVIA's.</p> <p>In order to conserve and enhance the natural beauty of the AONB, the proposals should minimise adverse effects on the scenic quality of the AONB and visual effects from views from the AONB coastline, including the Isle of Anglesey Coastal Path.</p> <p>We advise that a reduction in the number of cabins along the shoreline, reduction in height of the hub building and increased retention of existing, along with new planting along the shoreline are required to retain and enhance the wooded appearance and reduce the adverse effects on the AONB.</p>
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Amended layout and landscape plans are required to demonstrate how adverse effects on the AONB have been minimised. A Landscape and Ecological Management Plan (LEMP) is required to accompany the Landscape Plan. No photomontages of the proposed development have been included with the LVIAs. These could assist with visualising the likely effects from the AONB, provided there is reasonable accuracy with regard to tree losses and new proposals.

#### Detailed review

The two sites lie in a prominent location along the wooded shore of the Menai Strait, which includes areas of parkland and pasture fields interspersed with occasional clusters of development in the area between Caernarfon and Felinheli. The southern shore of the Menai Strait forms an essential visual setting component of the Anglesey AONB.

Both sites currently form part of this tranquil, wooded stretch of shore when viewed from the AONB, and the land rises from the shore, culminating in the dramatic, scenic view of the mountains of Snowdonia. The views across the Strait from the AONB, including the Isle of Anglesey Coastal Path are highly sensitive and important to the scenic qualities of this coastal AONB.

#### Arboricultural Assessment

The Arboricultural Assessment indicates 6 groups of trees to be reduced in extent/thinned along with mature trees to be removed within the Plas Brereton site. Cabins are located close to the shore within a fairly open part of the site to the south, and densely spaced, allowing very limited space for new tree planting and some cabins are within existing tree groups.

On the Gwel Y Fenai site, 8 tree groups would be removed within the core of the site and 6 groups reduced in extent. 18 tree groups around the periphery would be retained and enhanced, but also thinned. Considerable scrub would also be removed on this site. Cabins are located close to the shore and densely spaced and encroach upon existing areas of woodland. Within the south west of the site, a considerable number of cabins are located within existing woodland and would result in a significant loss of vegetation due to their density.

The assessment notes that Ash dieback disease is present on both sites, with up to 90% of Ash likely to be lost in the medium to long term.

The assessment notes that the report is at masterplan stage and that further assessment will be required to provide detailed advice, including risk assessment, the requirements of services and construction.

We consider that the Arboricultural Assessment indicates that considerable tree and vegetation loss would occur on both sites, the degree of losses on the Gwel Y Fenai site being of most concern in views from the AONB. The loss of trees to Ash dieback could be significant. We consider further losses to accommodate services and construction are highly likely and the density of the cabins means that more losses are likely due to the risks associated with trees in close proximity to buildings. The density also makes it likely that new planting of large woodland tree species would be limited by the lack of space and proximity to cabins.

The placing of cabins within existing areas of woodland would also result in these areas becoming much more open. As a result, the sites are likely to become less wooded and more open, allowing considerable visibility of buildings and cabins, roads, car parking and lighting, in views from the AONB, particularly during the winter months.

#### Landscape Plan Rev A

The plan currently shows scrub and some ornamental trees to the north side of the proposed industrial buildings. These buildings are likely to be visible from the AONB to the north west and would benefit from additional tree and woodland planting to screen and integrate them with their surroundings.

As noted in the LVIA, the proposed Hub building is over 15m in height and would be visible above the trees. This height is not required to screen the new industrial buildings in views from the AONB, since the proposed industrial buildings are between 7 & 9m in height, according to the elevations.

As with the Arboricultural Assessment, it is clear that the lodges would be visible along the shoreline as they are close to the shore and densely spaced, encroaching on existing woodland at Gwel Y Fenai and allowing very limited space for new planting at both sites. The plan currently indicates a 12-month establishment maintenance period for all planting.

We advise the applicant amends the layout and landscape plans to demonstrate how adverse effects on the AONB have been minimised.

A long-term Landscape and Ecological Management Plan is required for both sites to ensure the long-term success of the landscape scheme.

We advise that the applicant submits a Landscape & Ecological Management Plan (LEMP) to accompany the Landscape Plan.

We are of the view that a reduced density of cabins, reduced height of the Hub building and increased retention of existing planting, along

with increased new planting are required to minimise the adverse visual effects on the AONB.

#### Design and Access Statement (DAS) – Design & Lighting

No additional information appears to have been provided in the DAS, however the drawings indicate the colour scheme and materials for the buildings. We advise that roof colours to the industrial buildings, Hub building and cabins should be dark slate grey in colour with a matt finish to limit their visibility. Pale grey colours to the upper walls of the industrial buildings should be avoided as these will tend to stand out and draw the eye, similarly white to the upper terrace of the Hub building. The Hub building also has a large amount of glazing/glass balustrades to the west/south west facade and the impacts of this could be reduced. Reference is made to timber cladding for the cabins, and natural timber would be preferred to the cabins closest to the shore as this would tend to integrate more effectively. Details of the RAL/BS colour references are required.

The lighting scheme proposes ‘Dark Sky’ bollards to paths and cabins, with LED columns to the roads and parking, with time-controlled dimming. The warmer coloured lighting is preferred and retaining the dark shoreline.

#### LVIAs

The LVIA for Gwel Y Fenai indicates that the residual effects on the character and scenic value of the AONB would be slight adverse and that moderate/major adverse visual effects would be experienced at viewpoints 6, 7, 8, 9, 10 & 12 within the AONB and along the Isle of Anglesey Coastal Path.

The LVIA states that the large Hub building and cabins would be seen in the context of existing industrial buildings, however these buildings are adjacent the site and the existing industrial buildings on the site are screened and it currently has the appearance of woodland from the AONB. Therefore, the new buildings would add to the built character in views and extend this character along the shoreline, increasing adverse visual effects.

The LVIA for Plas Brereton indicates that the residual effects on the character and scenic value of the AONB would be slight/moderate adverse and that moderate adverse visual effects would be experienced at 3 viewpoints (vp 2, 3.1 & 3.2) within the AONB.

Both LVIAs refer to mitigation reducing effects, without assessing how this would be achieved, other than by retaining some trees and by new planting. The Landscape Plan and Arboricultural Assessment do not support this, since they indicate substantial tree loss and reduced opportunities for new planting.

No photomontages of the proposed development have been included with the LVIAs. These could assist with visualising the likely effects from the AONB, provided reasonable accuracy with regard to tree losses and new proposals.

#### Protected Species

We note that the 2 bat reports submitted in support of the application has identified that bats are present at the application site.

We consider that the proposed development represents a higher risk for bats, as defined in our guidance document 'Natural Resources Wales Approach to Bats and Planning (2015)'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We consider that the proposed development is not likely to be detrimental to the maintenance of the favourable conservation status of each of the local populations of bat that have been recorded at this site. However, we advise that any subsequent consent is subject to the imposition of planning conditions and/or obligations in respect of bats.

We therefore advise that the following condition be included within any permission:

Condition 2: No development shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- Build upon the principles outlined in the ecological report (Hall, C. (2018). Bryn Coch: Proposed Industrial, Leisure, Retail and Holiday Lodge Development: Building Demolition Bat Survey. Cambrian Ecology. Unpublished
- Hall, C. (2019). Plas Brereton: Proposed Holiday Lodge Development and Building Renovation: Bat Habitat and Protected Species Survey. Cambrian Ecology. Unpublished
- Details of timing, phasing and duration of construction activities and conservation measures
- Actions to be taken in event previously unidentified species of bat are found
- Persons responsible for implementing the works
- A scheme to audit implementation of the scheme
- Post construction monitoring and record dissemination



PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<ul style="list-style-type: none"> <li>• Submission of details outlining external lighting schemes together with plans. Plans shall illustrate current and/or proposed bat emergence points together with features that currently or are planned to be functionally used by bats for dispersal purposes. We advise that details of the submission reference the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK</li> <li>• The submission and implementation of a biosecurity risk assessment;</li> <li>• Submission of a long-term site management plan (that includes defined aims and objectives; habitat management prescriptions; site liaison and wardening; licensing requirements for undertaking maintenance work and surveillance; persons or bodies responsible for undertaking management maintenance and surveillance together with required skills and competencies; reporting requirements; and proposed dates for updating or revising the management plan.</li> </ul> <p>The Conservation Plan shall be carried out in accordance with the approved details.</p> <p>We have no objection to the conservation plan including other species considered by the LPA to be material to the planning decision making process</p> <p>NRW would refer the Local Authority to the Chief Planning Officer's letter dated 01 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.</p> <p>Lighting</p> <p>The external lighting proposals report shows the extent of the external lighting scheme, and they have shown that some elements to reduce the level of lighting has been incorporated. However, the number of lighting columns and bollards shown in the drawings appear to be excessive. This would be especially so, when lights from all the proposed new buildings are included.</p> <p>As identified in condition 2 above, NRW would advise that the applicant looks for ways to reduce the number of light columns and bollards on site, and the amount of light-spill onto vegetation from the buildings. We would also advise the use of 180-degree optics on the bollards rather than 360 degrees. This will help to focus the light onto a path, etc. while reducing the light-spill on vegetation.</p> <p>Tree felling</p> <p>As above, the drawings submitted with this application suggests that a considerable amount of tree loss will occur as part of this proposal</p>
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(e.g. tree felling, tree blocks re-shaping, pruning and scrub clearance). Although the detail of this work is not yet available, it appears that the impact of this will result in a loss of foraging/commuting habitat for bats.

Further detail of the extent of the felling will be required, along with clear measures of how new planting will aim to compensate for:

1. The overall level of tree loss.
2. The loss of any interconnection between the wooded areas within the site and with the wider environment.
3. The loss of woodland edge habitat (i.e. avoid over reliance on single amenity trees with no understory vegetation).

#### Cumulative and in-combination effects

The loss of trees and the inclusion of extensive lighting is likely to have cumulative effect on the ability of bats to commute through and forage within this site during and post construction. The applicant will need to demonstrate how this cumulative effect will be mitigated and/or compensated for.

The impact of the tree loss associated with this proposal will need to be assessed in combination with other schemes in the area, notably the extensive tree and hedgerow loss associated with the A487 Caernarfon and Bontnewydd Bypass.

#### Land Contamination

The site has previously been used for industrial purposes with fuel tanks on site, and an asbestos industrial unit and asbestos landfill within the red line boundary. Also, whilst the manufacturing history of the site may be known there has been at least one, and possibly other unknown environmental incidents relating to the site that may have resulted in ground contamination. Our previous comments regarding Waste Management within our pre-application response still stand. The applicant will need to consider these previous comments as the demolition process and removal of asbestos from the site will need to be carefully considered. Therefore, land contamination will be a material planning consideration, and without further information on this within the documentation, we would recommend the following conditions within any subsequent permission.

Condition 3 - Land Contamination - Universal condition for development on land affected by contamination

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority:

1. A preliminary risk assessment which has identified:

- all previous uses - potential contaminants associated with those uses

- a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

#### Condition 4: Land Contamination: Verification Report

Prior to the commencement of the proposed development as described in application a verification report demonstrating completion of the works set out in the approved remediation strategy 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 any plan (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, and for the reporting of this to the Local Planning Authority. The long-term monitoring and maintenance plan shall be implemented as approved.

The verification report is required in order to demonstrate that the remediation criteria relating to controlled waters have been met, and (if necessary) to secure longer-term monitoring of groundwater quality. This will ensure that there are no longer remaining

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>unacceptable risks to controlled waters following remediation of the site.</p> <p>Condition 5 – Land Contamination - 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.</p> <p>Condition 6 – Land Contamination - No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk from historic contamination to controlled waters. The development shall be carried out in accordance with the approval details.</p> <p>Condition 7 – Land Contamination - No development shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.</p> <p>Other matters</p> <p>Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.</p> <p>We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.</p> <p>If you have any queries concerning the above, please contact me on the details below.</p> <p>Advice for the Developer:</p> <p>Waste Management:</p> <p>The demolition of the buildings at both sites will generate what is termed as controlled waste. This waste should only be disposed to sites which can prove that they are registered as exempt or licensed</p>
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under the Environmental Permitting Regulations. There is a legal requirement (Duty of Care requirements of Section 34 the Environmental Protection Act 1990) on the site owner, demolition contractor etc to ensure that the re-use or disposal of this waste is appropriate and complies with the Environmental Permitting Regulations. The Duty of Care requirements also mean that appropriate Waste Transfer Notes are produced and kept. Inappropriate disposal will result in enforcement action being taken against all those involved in the disposal of the waste. It would be appreciated when the demolition gets underway if a copy of the demolition notice could be forwarded to NRW (address at the top of this letter) for the attention of Euryyn Roberts.

We recommend that a Site Waste Management Plan (SWMP) is drawn up prior to scheme's commencement in order to ensure full duty of care is complied with. Waste should be reused on site where possible. The SWMP should incorporate a monitoring system for wastes removed from site for reuse or disposal.

We would expect that the old Ferodo factory buildings are clad in cement-bonded asbestos. Also, the factory used asbestos to produce brake linings. Asbestos is classed as hazardous waste and will have to be disposed of to a landfill that can accept such material. There are no hazardous waste landfills in Wales and the considerable cost of disposal of such material will need to be taken into consideration.

According to our records the proposed development site is located on land that is, or has been, used for the deposition of waste material (asbestos). No reference has been made to the closed Ferodo asbestos landfill and what is to happen to this within the documents. We would therefore advise you to consult with the Local Authority's Public Protection/Contaminated Land and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill investigation/remedial work.

It would be appreciated when the demolition gets underway if a copy of the demolition notice could be forwarded to the Waste and Industry Regulation team at NRW at the Bangor office.

#### Water Use:

If the applicant proposes to abstract more than 20 cubic metres per day then an Abstraction Licence will be required. The applicant should contact the Permitting Support Centre for further information on how to apply. The telephone number is 0300 065 3000.

#### Marine Licensing:

A Marine Licence will be required for any works below Mean High Water Springs. Further information is available at the following link: <https://naturalresources.wales/permits-and-permissions/marine->

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>licensing/do-i-need-a-marine-licence/?lang=en or by contacting our Marine Licensing Team at <a href="mailto:marinelicensing@naturalresourceswales.gov.uk">marinelicensing@naturalresourceswales.gov.uk</a>.</p> <p>We advise that in addition to planning permission, it is the applicant's responsibility to ensure that they secure all other permits/consents relevant to their development.</p>
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Dŵr Cymru:	<p><b>Representations 13.10.2021</b></p> <p>We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.</p> <p>Firstly, with respect to the foul drainage proposals, we offer no objection on the understanding the proposal intends utilising an alternative to mains drainage and therefore would advise that the applicant seek advice from Natural Resources Wales and/or the Local Authority Building Control Department / Approved Building Inspector as both are responsible to regulate alternative methods of drainage.</p> <p>Notwithstanding the above, if you are minded to grant planning permission for the above development, we would request that the Condition and Advisory Notes provided below are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:</p> <p><b>Condition</b></p> <p>No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.</p> <p><b>Reason:</b> To ensure the site is served by a suitable potable water supply.</p> <p><b>Advisory Notes</b> As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Gwynedd County Council, as the determining SuDS Approval</p>
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Body (SAB), in relation to their proposals for SuDS features. Please note, Dŵr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

#### **Representations 26.10.2021**

Thank you for your email which I note refers to our original response (Ref: PLA0060235) and understanding that the development would pursue an alternative drainage system for the disposal of foul water flows.

Accordingly, if it is now the applicant's intention to pursue a connection to the public sewerage system for this holiday and leisure park at Gwel y Fenai, I would advise there would be concerns with the capacity of our receiving WwTW to accommodate flows and therefore we provide the attached updated response with our recommended suite of conditions.

Further to your latest e-mail consultation, dated 18th October 2021, which advises of the applicants' intention to communicate foul water flows to the public sewerage system, we can confirm that suitable capacity exists in the sewerage network at a specified point of connection. However, with respect to the receiving Wastewater Treatment Works (WwTW), we would advise that the proposed development would overload Caernarfon WwTW. Therefore, should the applicants wish to progress this development, it will be necessary for a Developer Impact Assessment (DIA) to be undertaken on the WwTW, which is at the applicants' expense and to obtain a quotation we will require an initial fee of £250 + VAT to engage our consultants. This fee is non-refundable and the conclusion of the DIA will determine any improvement works required.

Accordingly, if you are minded to grant planning permission for the above development, we would request that the Conditions and Advisory Notes provided below are included within the consent to

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets:</p> <p>Conditions</p> <p>Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at or downstream of manhole reference SH48649204.</p> <p>Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.</p> <p>No development shall take place until:</p> <p>(i) a survey to establish the current flow and load received at Caernarfon Wastewater Treatment Works has been undertaken; and</p> <p>(ii) an assessment of the impact of the development hereby approved on the Wastewater Treatment Works having regard to the results of the flow and load survey has been undertaken and agreed with the local planning authority; and</p> <p>(iii) if necessary, a scheme of reinforcement works for the Caernarfon Wastewater Treatment Works has been agreed with the local planning authority in order to allow it to accommodate the foul discharges from the development hereby approved without increasing the risk of breaches to the discharge consent for the Caernarfon Wastewater Treatment Works.</p> <p>No dwellings shall be occupied until the agreed scheme has been completed.</p> <p>Reason: To prevent hydraulic overloading of the public sewerage system, protect the health and safety of existing residents, ensure no pollution of or detriment to the environment and to ensure the site can be effectively drained.</p> <p>No development shall take place until a potable water scheme to serve the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that the existing water supply network can suitably accommodate the proposed development site. If necessary, a scheme to reinforce the existing public water supply network in order to accommodate the site shall be delivered prior to the occupation of any building. Thereafter, the agreed scheme shall be constructed in full and remain in perpetuity.</p> <p>Reason: To ensure the site is served by a suitable potable water supply.</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>Advisory Notes As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended that the developer engage in consultation with Gwynedd County Council, as the determining SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dŵr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.</p> <p>The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.</p> <p>Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.</p>
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Public Protection Unit	<p><b>Representations 28.10.2021</b></p> <p>I have considered the planning application above, and my comments are based on additional information and mainly on the following documents:</p> <p>Gwel y Fenai, Environmental Statement Vol 2/3, Maybrook Investments Ltd,</p> <p>06 September 2021 2018.0105_02/ 06 September 2021 2018.105_04</p> <p>EnSafe Air Quality Screening Assessment Gwel Y Fenai, Caernarfon AQ46533 19/05/2021</p> <p>A &amp; D Environmental Services Ltd Reinspection of Asbestos Containing Materials. Report No. DB/P1146</p> <p>Potential Contaminated Land from Site History</p>
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Section 8.1 of Environment Statement Volume 2 (ref: 2018.0105\_02) notes “precautionary principle should be adopted and sufficient information should be submitted to demonstrate that the land is suitable for the proposed use and any risks can be sufficiently managed and assessed”.

To date, the only information submitted in relation to this is the Asbestos Reports on the demolition of buildings on site. There are no reports available on the risk of contamination of the land, soil or water identified as a significant risk in Section 1.14 of the Environmental Statement.

A Desk Study is required at least which can include the information stated in the asbestos reports, but must be extended to include all risks to land, human health and water. A Desk Study is the first stage of a Contamination Assessment required for a site such as this with extensive historical industrial use. This can be done either now or as a condition if the application is successful, but either way will be essential for this development.

Although the proposed use may not result in pollution, the construction phase may cause existing contaminant movement.

I note briefly the previous use of the site:

Ferodo was authorised to undertake three processes on the main site:

PG6 / 32 (92) Adhesive Coating Process The process involved coating metal parts with glue. The steel circles were reduced by approximately 1mm using 1,1,1, trichlorethylene in a condensation bath with condensing coils, with local extraction to control emissions.

Friction materials and metal parts were covered with glue by means of roller coating. Once the air had dried, the assembled parts were stacked together to improve the glue and bond the friction material with the metal part. The metal part was then sprayed with paint as a rustproofing treatment.

PG6 / 28 (92) Rubber Process Powders including black carbon were mixed into a force feed mixer and Toluene was added to soften the rubber. Particles were collected by bag filters and emitted into the air.

Asbestos Process PG3 / 13 (91) – Chrysotile asbestos was placed into nut shell resin under an ongoing process. The resin was dissolved in a naphtha solvent (xglenes) to assist the process. The rag was dried and immersed in the resin. This was then heat dried. All parts of the process included dust extraction.

Associated waste materials – this could have included mixed kitchen waste, waste bins and solvent tins on site. In the final part of the waste site only asbestos was disposed of in a licensed landfill site. The other

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>waste materials, metals etc. were sent for recycling and the mixed waste was taken to landfill.</p> <p>There have been fires on site in relation to the landfill activities and further arson has occurred on site.</p> <p>The site is heavily contaminated in some areas due to diesel fuel. The existing drainage system is also contaminated with diesel.</p> <p><b>Air Quality</b></p> <p>I refer to the Menai Strait EnSafe Air Quality Screening Assessment, Caernarfon AQ46533 19/05/2021 and I agree with the proposed final mitigation measures detailed in Table 11, Section 5.1.5.</p> <p><b>Noise (including Vibration)</b></p> <p>The applicant has not referred in detail to noise or vibration other than a statement in the Environmental Statement Volume 2 Para 1.9 that increased noise is likely to affect health. We will therefore advise the applicant to submit a full noise assessment, including a sound wave analysis.</p> <p>In addition, wherever possible, an assessment must be provided showing compliance with Noise Rating 25, between the hours of 2300 and 0700 Noise Rating 35 at any other time; when measuring inside any nearby residential property. A noise assessment will have to be provided to ensure compliance with the above requirement to ensure that noise from the flue does not have a negative impact on the surrounding properties.</p> <p>The noise assessment will include the demolition and construction works.</p> <p><b>Lighting</b></p> <p>The Lighting Report submitted by Veridian Consulting Engineers Ltd V / 18164/012 / LTG1 provides information about the technical detail in respect of lighting, columns and predicted lighting output. Applicants are asked to provide a scale plan detailing specific lighting levels affecting adjacent properties and to provide an explanation of the design properties selected to reduce light pollution.</p> <p><b>Drainage</b></p> <p>Current sewage treatment works have been subject to diesel oil contamination emitted to the Menai Strait. The Drainage Report does not refer to the existing system on the site and any decommissioning. This should be included in the Contaminated Land Assessment.</p> <p><b>Contaminated Land Conditions</b></p>
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1. Due to the previous use of the site the land may be contaminated. A desk inspection will therefore be undertaken to assess the potential on-site pollution risk for the proposed development.

1. Should the recommendations of the desk inspection indicate a need for further action, an adequate intrusive investigation will be required to assess the risk of potential pollution on the site. If necessary, a Recovery Strategy will be incorporated.

2. The desk inspection, site investigation, risk assessment and any precautionary and/or remedial measures will need to be approved in writing by the Public Protection Service prior to the commencement of the development.

3. Once the development has been completed, a Completion Report should be provided on site and will need to be reviewed and approved by the Public Protection Service.

- The Public Protection Service has made every reasonable effort to recommend the most appropriate measures regarding potential pollution risks. However, this recommendation should not be taken as an indication that the land is safe or otherwise suitable for this or any other development.

- The responsibility for assessing whether land is suitable for specific use fundamentally rests with the developer.

- Should any contaminated land problems emerge during the development which could disrupt the proposed development, e.g. if an unusual ground condition occurs, then correspondence should be entered into immediately with the Public Protection Service.

- All actions should be recorded, and the information disseminated to the Public Protection Service on site investigations, assessments and remedial work carried out, where relevant, and included in the site's Completion Report.

- Any inspection should follow the document order below:

- BS 10175:2011 Investigation of potentially contaminated sites – Code of Practice (British Standards Institution 2011.)

- Planning Policy Statement (PPS) 23: Planning and Pollution Control, Annex 2: Development on Land Affected by Nomination (Office of the Deputy Prime Minister 2004, Published by The Stationary Office).

- Contaminated Land Report (CLR) 11 Model Procedures for the Management of Land Contamination (Environment Agency 2004).

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>- Land Contamination: A Guide for Developers (Welsh Local Government Association, Welsh Assembly Government &amp; Environment Agency Wales 2006)</p> <p>Reasons for conditions</p> <p>The measures are considered necessary to protect site occupiers on scopes.</p>
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Biodiversity/Trees Unit:	<p><b>Representations 01.11.2021</b></p> <p>From the information submitted by the applicant we have the following comments;</p> <ol style="list-style-type: none"> <li>1. Cambrian Ecology’s Preliminary Ecological Appraisal Survey Report (15th Aug 2018) identified the presence of an oak tree with high bat potential. There is no photo, grid reference, target note or other identifying marker to allow future bat surveys if required (if management of the tree is necessary as part of the development). There is not enough information therefore to identify potential impacts.</li> <li>2. The Bryn Coch Bat Building Demolition Survey Report is more than 2 years old. The report is dated 24th November 2018 and the activity survey was carried out 13th September 2018. Survey data is required to be less than 2 years old. Updated survey data is required to fully inform the planning process and any associated protected species development licence application.</li> <li>3. The Bryn Coch Bat Building Demolition Survey Report identified the buildings on site as having low bat potential and recommended a single activity survey. The Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Ed, 2016) recommends that where a building is of low roost potential and a single activity survey is recommended, that the survey is carried out May-Aug. The single survey was carried out on 13th September. Furthermore, part of the reasoning for the survey was to identify if the structure labelled “Building 2” was used as a night roost by lesser horseshoe bats. There is a lesser horseshoe bat maternity roost approximately 1km south-west of Building 2 and it would therefore be pertinent for activity surveys to identify night roost to be carried out when the nearby maternity roost is in residence.</li> <li>4. Cambrian Ecology’s Bat, Habitat &amp; Protected Species Survey for Plas Brereton is more than 2 years old. Although the report is dated October 2019, the bat activity surveys covered in the report were carried out in late August and September 2019. Bat survey data is required to be less than 2 years old.</li> </ol>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>Updated survey data is required to fully inform the planning process and any associated protected species development licence applications.</p> <p>5. The lighting scheme (V/18164/0.2/LTG P2) included in the planning application documents appears to show a new lodge access road at the Plas Brereton site, with associated lighting, going through one of the Dark Flight Paths recommended in the Plas Brereton Bat (etc) Survey Report (Figure 12). This could potentially impact the flight behaviour of lesser horseshoe bats present in Tŷ Coch due to habitat fragmentation. This would contravene 6(1) of the Environment (Wales) Act (“A public authority must seek to maintain and enhance biodiversity in the exercise of functions in relation to Wales”) if planning is granted. It could also result in long term disturbance impacts on the lesser horseshoe maternity roost in Tŷ Coch, contravening the Habitats Regulations.</p> <p>6. The planning application includes plans to convert the boathouse at the Plas Brereton site into a café. Cambrian Ecology’s Bat (etc) Survey did not include an internal inspection or emergence/re-entry surveys of the boathouse (named the quayside building in the report) although the building was identified as having bat roost potential. There is therefore not enough information available to fully assess the potential impacts the proposed conversion may have on bats (conversion may contravene both the Wildlife and Countryside Act and the Habitat’s Regulations). A full bat survey is required before planning can be granted.</p> <p>7. The proposed development lies adjacent to the Menai Strait and Conwy Bay SAC. A Habitats Regulations Assessment will be required to confirm that the development will not have a detrimental impact on the Annex 1 Habitats that are the reason for designation (e.g. consideration for pollution run off during/post development).</p> <p>8. Referring to Cambrian Ecology’s Nesting Gull Survey Report (dated 28th July 2019), section 7 states that the ecological impact of the loss of the site is difficult to assess due to the birds translocating to another nest site. The distance they can move is unpredictable with high variation in distance travelled. There may be the potential for the relocated gulls to impact breeding tern colonies at Ynys Feurig, Cemlyn Bay and The Skerries SPA and further assessment (under the Habitats Regs) is required.</p> <p>9. The Preliminary Ecological Assessment Report (15th August 2018) recommends that a detailed site management plan should be produced to secure the long-term future of retained grassland and to improve the quality of the woodland areas. Section 10 of the Bat, Habitat &amp; Protected Species Survey Report (October 2019) also recommends the production of a site management plan, with further information as to what should be included. Assuming all necessary</p>
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information is provided as covered in points 1-9, to fulfil the authority's obligations under the Environment (Wales) Act 2016 the production of an appropriate management plan should be conditioned into any granted permission. This should incorporate all recommendations covered in the ecology reports, including a Biodiversity Risk Assessment detailing the control, prevention of spread and eradication of INNS on site as well as information on the management and enhancement of retained woodland, ponds, grassland and other habitats on site.

10. The demolition plan for the Plas Breton site highlights two buildings for demolition, labelled "Coach House West" and "The Old Stable West". Cambrian Ecology's Bat (etc) Survey for the site only mentions "the coach house" with Figure 2 of the report (the building location plan) circling Coach House West plus part of The Old Stable West. No photographs of either building are included in the Bat Survey report and only brief mention is made of "the coach house" being too derelict to be considered suitable for bats. It is therefore not clear what structure the report is referring to. Additional survey data in relation to bats including photographs (with a minimum of a more detailed preliminary roost assessment of both buildings carried out), is required to fully inform the planning process. There is currently not enough information available to assess what impact the demolition of both buildings will have on bats.

We currently consider that insufficient information has been provided to enable the Local Planning Authority to undertake a HRA and to determine the likely impact to the Menai and Conwy Bay SAC and the Skerries SPA. The HRA assessment requires information to show, to a high level of certainty, that that the proposal will have no adverse impact on the sites designated species and habitats. We recommend that the following information is provided to enable the LPA to make this assessment.

- A full and detailed Pollution prevention plan detailing any likely sources, pathways and receptor sites for construction related pollution which may affect the SAC habitats. This can take the form of a site wide project Construction Environment Management Plan (CEMP). This should demonstrate how relevant Guidelines for Pollution Prevention and best practice will be implemented, including details of emergency spill procedures and incident response plan.
- An assessment on the impact of the displacement of Gull species resident at the proposed development site. In particular the effect this may have on local tern communities. There may be the potential for the relocated gulls to impact breeding tern colonies at Ynys Feurig, Cemlyn Bay and the Skerries SPA. A focused impact assessment to inform a HRA should be undertaken to clearly indicate the likelihood of the proposal having a negative impact on these sites. The survey data in relation to Gulls is now more than two years old

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>and may require updating unless still considered valid by the consultant ornithologist. Although this impact was noted in the submitted information, there was no definitive conclusion to the likely impact.</p> <p>We do not consider that the application can be determined until this information is provided.</p> <p>My previous comments regarding the impact on trees stand</p> <p>Biodiversity</p> <p>Trees and woodland habitat are an integral part of the site in question. The document lists the habitat assessments that will be undertaken as part of the EIA, but it is important that the range of woodland and woodland habitat and their value is identified under these assessments.</p> <p>The HRA habitat assessment must also take into account other wooded sites close to or connected to the site and also developments that occur or have occurred in the area where there has been an impact on trees or where trees or wooded habitat have been lost.</p> <p>Landscape and visual impact</p> <p>There are 2 Tree Preservation Orders on the sites ref:A66 Ferodo, and ref:5a Bangor Road. The trees are a key feature of the landscape and have a very high amenity value. Any felling plan and mitigation measures need to recognise this and look to retain this important feature. An assessment of the amenity value of the trees needs to be undertaken.</p> <p>Felling</p> <p>The development involves the felling of large numbers of trees and a loss of connectivity between wooded sites along the banks of the Menai and within the development. The cumulative impact of this loss must be assessed, and also viewed in conjunction with other developments and contexts in the area. There is a need to look at how the loss of the trees will affect the habitat and species that depend on it and what the knock-on effect of the work will be.</p> <p>Any planting and landscaping scheme needs to look at mitigating this loss and maintaining the woodland habitat links within the site. A trees assessment to BS:5837/2012 standard needs to be undertaken on the site.</p>
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Senior Conservation Officer:	<b>Representations 18.10.2021</b>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	Tŷ Coch Listed Building no longer forms part of the development and therefore there is no concern about the impact on it.
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Rights of Way	<p><b>Representations 27.10.2021</b></p> <p>The proposed development on the Ferodo and Plas Brereton sites is likely to have a significant impact on the Lôn Las Menai path which runs between Caernarfon and Felinheli.</p> <p>We see that the developer considers Lon Las Menai to be an advantageous resource for them as it would allow workers, particularly from the Caernarfon and Felinheli areas to travel to work on foot or by bicycle. They also recognise the value of the path to visitors staying on site in respect of visiting Caernarfon and the surrounding areas without the need to use a vehicle.</p> <p>Since it was opened in 1995 the route has grown to be a valuable resource for the people of the area; it is also part of the Welsh National Cycle Route, forms part of the Wales Coast Path and has been identified as an Active Travel route by the Council.</p> <p>Although there are no current statistics on its use it is clear that substantial and consistent use is made of it and the developments would inevitably lead to an increase in use. The following must therefore be considered in relation to Lôn Las Menai.</p> <ol style="list-style-type: none"> <li>1. The Countryside Service would be happy to have access from the route to the Gwêl y Fenai site to facilitate access for their workers and visitors on foot or by bicycle.</li> <li>2. An arrangement must be put in place to safeguard users on the crossing near Plas Brereton.</li> <li>3. The developer should work with the Service to establish a system to monitor the use of the route as soon as possible in order to gain an understanding of current levels of use.</li> <li>4. An increase in usage would place additional pressure on the Service's resources to maintain the pathway. A financial contribution is therefore requested to ensure that the route is maintained and kept safe.</li> <li>5. The developer should liaise with the Countryside Service in relation to any issues that may affect the Lôn Las Menai route.</li> </ol>
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Economy Unit:	<p><b>Representations 22.10.2021</b></p> <p>General observations</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>This application proposes to make employment use of a former industrial site which has been stalled since 2008. It was an important employment site for the area for decades, employing over 1500 workers at one time. It is a special location on the edge of the Menai Strait with an easy walking and cycling link into Caernarfon and also includes the attractive Plas Brereton building. But the buildings and on-site structures are becoming dilapidated, causing concerns about health and safety and future pollution risks. The obligations associated with clearing and safeguarding the site make any new development on the site commercially challenging.</p> <p>The Economy and Community Department has previously promoted the site for purposes that would restore the site and create quality employment for the local community. The cost of restoring the site has limited the market interest over the years and it is not anticipated that the situation will change in the short term in the face of the substantial increase in development costs.</p> <p>The quality employment arising from the development which would maximise the benefit locally is key. The developer and operator would need to put specific measures in place to realise the local economic and social benefit during the building and subsequent operational phase. Key opportunities include:</p> <ul style="list-style-type: none"> <li>• supply chain opportunities in respect of using local products, services and craftsmen;</li> <li>• employment of local workforce on all levels within the business; and</li> <li>• partnership / joint working with local businesses.</li> </ul> <p>Specific comments to the 2 parts of the development are set out below:</p> <p>Proposed development of nine business / industrial units</p> <p>The provision of additional premises for commercial / industrial use addresses a need in the Caernarfon area identified by Gwynedd Council's Economy and Community Department. The current lack of provision – including within the Council's portfolio – hampers the ability of businesses to establish and grow in the area and, therefore, is a barrier to developing the local economy and creating jobs.</p> <p>Greater private investment in order to provide business / industrial units to address local need is considered desirable and the retention / re-use of brownfield sites designated for employment is beneficial.</p> <p>Proposed leisure, accommodation and hospitality development</p>
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Through the proposed schemes, there is an intention to develop a number of facilities for visitors including:

- 173 Lodges across both sites
- 51 Holiday Apartment Accommodation
- 3,000m2 Water Park
- Treatment and well-being spa
- Restaurant and bar
- 6 lane ten pin bowling facility
- Fast food area
- Food takeaway / delivery
- Coffee House
- On-site shop selling local produce and goods

It is estimated that the number of visitors on the site by 2024 will be 32,000 and their expenditure in the local economy will reach around £1.28m.

There are 7 holiday park sites nearby within the LL55 postcode offering over 6,500 beds – although it should be noted that they are not all of the same type ranging from static caravans, chalets, ‘dorm’ sleeping rooms as well as lodges.

137 self-catering units in the area noted above offer accommodation to 689 people.

One accommodation provider close to the proposed development is Parciau Farm, which has 6 self-catering units offering accommodation to 24 people.

The Department is aware that there are a number of beauty businesses, spas, cafes, restaurants and shops in the local area and Gwynedd Council usually makes it a priority to direct these types of uses to town centres. The company estimates that there will be significant benefit to the local economy and it bases its business case on over 25% of the local population using the facilities. With an estimated 32,000 additional visitors on the site, it is not considered that these uses would divert customers from Caernarfon town centre, but rather, the service is of the opinion that the development would create opportunities for greater trade for town centre businesses. There is no similar leisure or bowling facility within approximately 20 miles of the site.

Gwynedd Council is in the process of adopting the Principles of a Sustainable Visiting Economy for Gwynedd in order to shape the

	<p>visiting economy in the area in the future. The applicants will need to consider how they will respond to these principles:</p> <p>Celebrating, Respecting and Protecting our Communities, Language, Culture and Heritage</p> <ul style="list-style-type: none"> <li>• A visiting economy owned by our communities that promotes community pride</li> </ul> <p>Maintaining and Respecting Our Environment</p> <ul style="list-style-type: none"> <li>• A visiting economy leading in Heritage, Language, Culture and the Outdoors</li> <li>• A visiting economy that respects our natural and built environment and considers the implications of the visiting economy's developments on our environment now and in the future</li> <li>• A visiting economy leading on sustainable and low carbon development and infrastructure.</li> </ul> <p>To ensure that the communities of Gwynedd and Snowdonia have more of an advantage than a disadvantage • A visiting economy that ensures that infrastructure and resources contribute to the well-being of the community throughout the year</p> <ul style="list-style-type: none"> <li>• A visiting economy which thrives for the benefit of the people and businesses of Gwynedd and Snowdonia and offers good jobs to local people all year round</li> <li>• A visiting economy that promotes local ownership, supports local supply chains and local produce</li> </ul> <p>In consideration of these principles, it is vital that the applicant creates a sense of place and promotes the use of the Welsh language and culture. It is key that the development makes clear use of local produce. It is also essential that the developers consider their contribution to net zero targets.</p> <p>It is highlighted that 83 jobs will be created directly and 730 indirectly and there is a split for the types of jobs that will be created directly within the economic impact assessment. There is no estimate of the size of salaries for these posts, but it should be highlighted to the developer that there is a general shortage of hospitality staff in the area and joint working with the further education colleges is key to securing local benefits.</p> <p>There is reference to the use of local supply chains and local suppliers and it would be helpful to know how this is to be done successfully if the application is approved and the Department can assist in this area.</p> <p>It is noted that there is an intention to work with Antur Waunfawr on their bike scheme locally to promote active travel and this is to be</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>welcomed. The likely impact of an additional 32,000 visitors each year on local services and the environment will need to be considered.</p> <p>Conclusions</p> <p>The Economy and Community Department welcomes the principle of using a disused industrial site for economic purposes.</p> <p>The Department views the provision of industrial units as responding to the demand in the local market that would enable businesses to establish and develop in Gwynedd, creating local employment.</p> <p>Concerns had been expressed by Gwynedd communities as a result of the increase in the number of visitors to the Gwynedd area over the last two years. The Tourism principles have been developed to ensure more advantages than disadvantages to Gwynedd residents as a result of any development. It is crucial that the development complies with these principles.</p> <p>The Economy and Community Department would be willing to work together to maximise the local benefit of any development on a site.</p>
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Licensing Officer:	<p><b>Representations 08.10.2021</b></p> <p>The proposed development refers to lodges.</p> <p>Should the lodges be defined as structures without any wheels, rather than a ‘caravan’ on wheels, a site licence or licence conditions requirements would not be required under the Caravan Sites and Control of Development Act 1960. However, the requirements of the Health and Safety at Work Act 1974, Fire Regulations and other Regulations would apply.</p> <p>It is assumed that the proposed scheme details parking for 2 cars between the lodges.</p> <p>If the lodges were to be defined as a ‘caravan’ on wheels, only 1 car may park between caravans, in accordance with licence conditions (Model Standards 1989).</p> <p>Additional car parking would need to be provided.</p> <p><a href="https://www.gwynedd.llyw.cymru/en/Businesses/Documents-Busnes/Permits-and-licences/Caravan/Model-Standards-1989-Holiday.pdf">https://www.gwynedd.llyw.cymru/en/Businesses/Documents-Busnes/Permits-and-licences/Caravan/Model-Standards-1989-Holiday.pdf</a></p> <p>Application for a Site Licence</p> <p>Following the approval of any planning application in relation to a caravan or camping site, the applicant must contact the Licensing</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>Enforcement Officer, Pollution Control and Licensing Service, Gwynedd Council on 01766 771000 or trwyddedu@gwynedd.llyw.cymru to discuss applying for a site licence. The licence application must include a completed application form with a copy of the detailed plan at a scale of 1:500 approved during the planning process.</p>
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Land Drainage Unit:	<p><b>Representations 11.10.2021</b></p> <p>INFORMATION: Our maps indicate that watercourses run through the proposed development site towards the Menai Straits but it does not appear that the scheme would interfere with the flow of these rivers in any way. However, the developer is advised to avoid installing / erecting any structures within 3m of a watercourse as this may prevent future maintenance. Ordinary Watercourse Consent would also be required for any works that may affect the flow of the river and FCRMU@gwynedd.llyw.cymru should be contacted for further advice.</p> <p>The development is partially within the C2 flood zone. As a result, we will allow NRW to comment on flood risk issues facing the development.</p> <p>Since 7th January 2019, sustainable drainage systems (SuDS) are required to manage surface water for all new developments of more than 1 house or where the construction area with drainage implications is 100m<sup>2</sup> or more. Drainage systems must be designed and constructed in accordance with minimum standards for sustainable drainage issued by the Welsh Ministers.</p> <p>These systems must be approved by Gwynedd Council in its role as the SuDS Approving Body (SAB) before construction commences.</p> <p>Due to the size and nature of the development an application will need to be made to the SuDS Approving Body for approval prior to the commencement of construction. It appears that the developer intends to drain the site in a suitable sustainable manner but until an application is made to the SAB there is no certainty that the site layout would enable compliance with the full set of national SuDS standards. Early consultation with the SAB is recommended.</p> <p><b>Representations 19.10.2021</b></p> <p>I don't feel that the policy ARNA1 affects the development in any way really. There don't appear to be many defences along the side of the Menai Strait at this location, and as you say, even if private investment is required to upgrade these in the future the policy does not prevent that.</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

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Language Unit:	<p><b>Representations 15.10.2021</b></p> <p>The content of the submitted Language Assessment is wholly inadequate for the scale of the development.</p> <p>It is clear that the document is adapted from another document, as information that is totally irrelevant to this application is included (clause 6.2.6). There are also some unfinished sentences and clause numbers without any text. The document therefore seems to have been prepared in a hasty and careless manner.</p> <p>The analysis included is by no means adequate for the scale of the development. No study area has been established which includes a detailed breakdown of the area's linguistic statistics. There is also insufficient information on the impact of the various services and employment opportunities that are part of the proposal.</p> <p>We have particular concern about the employment opportunities offered – with only 79 jobs estimated as a direct result of the application – and how these would contribute to the stability of the language in the area. A statement is made on contributing to the retention of young people within the area, without any evidence to support that statement. This number appears low given the scale of the development and the facilities mentioned and we would like to see more information on these elements.</p>
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Tourism Unit:	Not received
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Senior Environment Officer (YGC):	Not received
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Gwynedd Archaeological Planning Service:	<p><b>Representations 02.10.2020</b></p> <p>Thank you for consulting us on the above application. Having reviewed the area of proposed works with reference to the regional Historic Environment Record (HER), I have determined that there is a potential for archaeological impact and would like to draw your attention to the comments below.</p> <p>The proposed development is for the creation of holiday and leisure park on both greenfield and brownfield sites directly north of Caernarfon. The development boundary possesses an archaeological</p>
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interest not only in the sub-surface potential, but also in the built heritage and landscape character.

The site's position along the banks of the Menai Strait as well as its proximity to Caernarfon means it has a mixed history of both settlement and agricultural use, with a wealth of archaeological sites in the vicinity dating from prehistory, to Roman, right through to present day. The nationally important settlement at Tai Cochion located directly opposite the development site on the Anglesey side of the Strait, is thought to have corresponding Gwynedd activity making the development site itself a prime candidate.

As recommended when GAPS was consulted at the pre-application stage, a full programme of evaluation is required in order to interrogate the site and allow us to provide a better-informed planning recommendation. This work cannot be done as a condition - and must be addressed prior to determination.

In this instance the work that is required comes under the category of archaeological pre-determination, primarily comprising of a formal programme of archaeological evaluation known as Desk-based Assessment, along with a corresponding Building Assessment in order to evaluate the built heritage present in the development area. In addition to these assessments a Geophysical Survey is required in order to assess the below-ground potential of the land, which should be supported by sufficient desk-based research to aid interpretation of any archaeological evidence encountered. It is likely that the geophysical survey will need to be complemented by further evaluation (such as Trial Trenching) however this depends on the results of the survey.

An appropriate, qualified archaeological contractor should be appointed to undertake the work, a database of which can be found either at <http://www.bajr.org/RACSmapp/default.asp> (British Archaeological Jobs & Resources) or at <https://www.archaeologists.net/civicrm-contact-distance-search> (Chartered Institute for Archaeologists). The appointed archaeological contractor must agree a specification for the work with GAPS before commencing the project.

#### **Representations 02.11.2021**

Thank you for consulting us on this application and allowing an extension to the consultation period. I have reviewed the application documents, including the submitted archaeological reports. Based on this information, it is considered that the proposed development would have a range of impacts upon the historic environment. For convenience, these are itemised and discussed separately below.

Plas Brereton



Plas Brereton does not benefit from any formal designations, but can be regarded as of high local historic interest. It forms part of a distinctive historic parkland landscape lining both shores of the Menai Straits and is directly associated with the neighbouring estates of Tŷ Coch and Parciau. The estate possesses aesthetic and evidential values as an attractive, legible example of a 19th century gentleman's residence during the advent of the upper middle classes; and holds local historical and communal values by virtue of its documentary archive and association with notable figures in the civic and economic history of Caernarfon.

The application documents include Brython Archaeology report B2103.BR.PB.P1-P3.01.01 (August 2021). This aims to be a hybrid document, combining a Level 3 building record and an assessment of the impact of the development proposals on the historic estate. Although the report does contain some useful information, it does not meet the standards required of either a Level 3 record or impact assessment. I will be providing detailed curatorial comments directly to the contractor, but in summary, the historical analysis presented is flawed and based on an inadequate review of the physical and documentary evidence. In addition, the description and assessment of the outbuildings, grounds and evidence of former structures is lacking.

The proposals for conversion of the main house appear to be broadly sympathetic. The building is at risk of further decline without a sustainable use, particularly in the absence of formal designation, and as such, a design that respects the architectural character and layout of the property is welcomed. I would request further information about the intended treatment of the basement. This is not to be converted and will presumably be sealed off, but access may be needed for long-term maintenance.

Partly due to the limitations of the building record, it is not clear how much of the historic interior detailing currently survives or will be retained. In addition to the regrettable relocation or loss of the ground floor flight of stairs, fireplaces appear to be removed and it is assumed that soft details (such as wallpaper) will also be stripped out as part of renovation and redecoration work. We would advise that original doors, decorative plasterwork etc should be retained and restored if possible. I would be grateful for confirmation as to the proposed windows: are existing windows to be retained, or replaced with like for like? Drawing D651.62 appears to show different styles, but this may be a quirk of graphics.

The proposed renovation has some potential to expose evidence of previous phases, such as former fixtures and fittings, decorative finishes, or structural evidence within the fabric. This information is

unlikely to add significantly to our understanding of the building's history, but would complement existing information, for example in identifying past room usage. It would be appropriate for any such evidence encountered to be documented to compile a complete record, but it must be reiterated that as it stands, the building record report does not constitute an adequate mitigation record and will need revision in the first instance, whether or not the development proceeds, in order to comply with professional obligations.

#### Plas Brereton – Dock and Outbuildings

These structures are included in the above building record, but given only very brief consideration. It is apparent that all the upstanding buildings are in an advanced stage of disrepair and have substantially lost their historic integrity. Their significance is now limited to their layout, surviving door and window positions, and where present, the architectural detail of decorative fascias and barge boards, identifying the higher status structures within the estate. While demolition will entail a reduction in the group integrity and loss of physical evidence from the Plas Brereton estate, this could be adequately mitigated through appropriate building recording. This may be achieved by revision of the existing report.

The dock (PRN 38067) is in better condition and appears to be retained within the proposals. If this is to be repaired and maintained, this would be a positive impact at individual site and local landscape level. The associated building (PRN 38068, variously referred to as a dock-keeper's cottage, ferry house, bathing house or boat-house) is to be substantially altered in its conversion to a cafe. While it retains little of its original form, this would no longer be discernible following conversion. Again, this can be adequately mitigated through revision to the existing building record; however, in addition, we would advise that the decorative fascias should be restored, to maintain the tangible historic association with the estate.

#### Plas Brereton – Grounds (NPRN 86447)

Presently, information about the grounds is fragmented between the ecological, arboricultural, landscape and archaeological reports. This makes it difficult to consider the grounds holistically, and inevitably, the focus of each means that some details will have fallen between the specialisms.

The Landscape and Visual Impact Assessment (LVIA) report indicates the survival of several landscaped garden features, albeit in an overgrown state. These are not adequately described in the submitted archaeological reports, but are important in their own right as a designed micro-landscape, as well as contributing to the settings of both Plas Brereton and the adjacent Grade II listed Plas Tŷ Coch (Cadw ref. 3819). I concur with paragraph 8.11.3 of the LVIA, in that

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>restoration and enhancement of these historic ornamental features and landscape planting would be a positive impact of the scheme, in addition to alleviating the visual impact of modern development. It is disappointing to note therefore that a ha-ha (mentioned in the LVIA) may be removed along with a number of specimen trees, as these will have formed part of intentional design. Should this be the case, it would be preferable for consideration to be given to localised alteration of the scheme layout in order to retain the ha-ha as a key part of the garden design likely to be contemporary with the house.</p> <p>It is considered that a detailed survey of the grounds should be undertaken to accurately record the location, form and condition of surviving features and botanical information, with specialist horticultural input if required. This should be utilised to inform detailed landscaping proposals, with existing elements being retained and restored if possible. The survey results should also form part of the archaeological archive for the site.</p> <p>Former Ferodo Factory (NPRN 423306)</p> <p>This is a locally well-known site with some previous formal and informal research, and has strong community value as a former major employer and through its association with landmark industrial action.</p> <p>The complex derives evidential and aesthetic values from its distinctive industrial architecture, and has broader historical value through the history and innovations of the Ferodo company. Despite its condition, it is a component of the local historic environment with a locally important role in its 20<sup>th</sup> century development. As such, retention and conversion of part of the factory buildings is commendable, and reduces the scale of adverse impact from demolition.</p> <p>The application documents include Brython Archaeology report B2103.BR.FER.P1-P3.01, which aims to combine a Level 2 building record and an assessment of the impact of the development proposals upon the factory complex. This report meets the relevant professional standards and provides a suitable mitigation record for the complex, should the development proceed. I agree with the recommendation of the report that it would be desirable for the site's history to be commemorated in the new scheme, incorporating, if possible, the dedication stone, following necessary conservation work.</p> <p>Potential Buried Archaeology</p> <p>Historic mapping and the Plas Brereton building record indicate a potential for former estate buildings and garden features to be encountered during development. These include a former service wing to the main house, a detached range (probably agricultural) near</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>to the stable group, and possibly smaller individual structures of unclear function. These appear likely to be impacted upon by site clearance, landscaping and construction activity.</p> <p>At the Ferodo site, the Cultural Heritage ES technical report (B2103.ES.P1/P2.01, August 2021) identifies the former existence of a post-medieval cottage or smallholding known as Hirdir (later Parciau), comprising a cottage and fields, and a separate small building of unknown date or function. Development proposals will encompass the whole of this parcel (presently undeveloped scrub) and will therefore remove any surviving evidence of this property.</p> <p>The report includes an overview of recorded archaeology in the locality, which demonstrates evidence from the Neolithic period onwards. Although the potential for buried archaeology is noted in general terms and afforded the highest level of significance in a precautionary approach, the nature of this potential is not well articulated. In particular, the potential for remains associated with the nationally important Tai Cochion Roman town and for earlier archaeology is not highlighted.</p> <p>A geophysical survey was undertaken (Magnitude Surveys report MSSH992A, July 2021) to investigate this potential. While the report meets the relevant professional standards for such work, the majority of the site proved unsuitable for survey and where survey was possible, the results are largely inconclusive, due to magnetic interference. It is usual for geophysical survey to be followed by trial trenching to resolve uncertainties and test any potential archaeology; this has not been done here. It is noted that this was not possible at the Ferodo site owing to the presence of contamination; areas of modern disturbance will be unlikely to contain surviving archaeological deposits, though deposits may be sealed beneath the areas identified as having received brick waste.</p> <p>The potential for pre-19th century archaeology in the undeveloped coastal fields of both sites, and the significance of any impact upon it, must be regarded as unknown.</p> <p>Setting</p> <p>The Cultural Heritage ES technical report (B2103.ES.P1/P2.01, August 2021) incorporates an assessment of the impact of the proposed development on the settings of designated and key undesignated assets within the locality. This does not accord fully with the Cadw guidance on assessing the Setting of Historic Assets in Wales (2017), in that it does not clearly describe the setting of the assets concerned or follow a significance-based approach (i.e. identifying what is significant and why, how this will change as a result of the development, to what extent this matters and why). In particular, there is a focus on intervisibility: erosion/enhancement of</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>associated landscape character and impact upon associated features (above and below ground, which may not necessarily have visual links) are not considered. The assessment of setting impacts must therefore be regarded as provisional.</p> <p>The application documents do not include photomontages from assessed viewpoints, which would have been useful in enabling the scale and effect of the new development to be gauged. This particularly applies to the new Hub building, which will dominate its site and appears likely to be prominent in views across the Straits. As noted in the Cultural Heritage report, the nationally important group of listed buildings and the Registered Historic Park and Garden at Llanidan Hall are the aspect of the historic environment most susceptible to harm from this change: since this is a designed landscape, with intentional views towards the development site, negative visual intrusion would have a detrimental effect on the significance of the site. In the absence of supporting illustrations, I am inclined to share the concerns expressed by NRW and Isle of Anglesey Council in relation to the efficacy of screening planting, and the extent of light pollution at the Ferodo site. I would echo the recommendations for further design measures to be embedded to minimise this potential impact, including a reduction in building height, use of unobtrusive materials and muted colour palette.</p> <p>Summary and Recommendations</p> <p>The proposed development would result in both positive and negative impacts on the historic environment. Clarification is sought on several matters of detail, principally at Plas Brereton, but here, the impact is felt to be predominantly beneficial. We have some concerns regarding the impact of the Gwel y Fenai (Ferodo) development upon the setting of the Llanidan Hall Grade II* Registered Historic Park and Garden. Additional illustrations would be useful in this regard, but it may be possible to address these concerns through design measures. The submitted archaeological reports require alterations to varying degrees before they can be approved and accessioned to the HER. Notwithstanding these amendments, we are in general agreement with the conclusions of the overarching Cultural Heritage ES technical report (B2103.ES.P1/P2.01, August 2021).</p> <p>The report recommends a series of mitigation measures to address the range of potential impacts identified. These are generally sensible, but additional measures are recommended to address overlooked impacts, and alternative techniques will be better suited to the nature of the development, as set out below. We would also reiterate the desirability of conserving and enhancing historic features at Plas Brereton, both within the historic buildings and the associated grounds, and the provision of interpretation of the history of both sites.</p>
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In light of the above comments and in accordance with national and local planning policy, it is recommended that, should planning permission be granted, the local planning authority should require that a programme of archaeological mitigation is undertaken to address the impacts on built heritage, extant and potential below ground archaeology. The following condition wording is suggested to secure such a programme of work:

(i) No development (including demolition, site clearance, topsoil strip or other ground works) shall take place until a specification for archaeological work has been submitted by the applicant (or their agent or successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved specification.

(ii) A detailed report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 12 months of completion of archaeological fieldwork and must be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2021 and TAN24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

The mitigation programme is expected to be a staged programme of work, which may entail the following as a minimum, subject to further information on design and construction methodologies:

- archaeological survey of the landscaped grounds of Plas Brereton, drawing on additional expertise as necessary
- targeted excavation of former buildings recorded on historic mapping
- archaeological strip, map and record of undeveloped land excluding contaminated areas
- archaeological watching brief on groundworks
- archaeological watching brief on renovation of Plas Brereton
- post-excavation analysis, reporting, archiving and dissemination as appropriate to the discoveries made.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

Fire Officer:	Not received
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SP Energy Network:	Not received
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Health Board:	Not received
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Menai Strait Fishery:	Not received
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RSPB:	<p><b>Representations 27.10.2020</b></p> <p>The RSPB objects to this application on the grounds of a deficient Environmental Report. We have concerns relating to this application which have not been adequately addressed in the supporting information, regarding:</p> <ul style="list-style-type: none"> <li>• potential adverse impacts to populations of birds of acknowledged conservation importance;</li> <li>• deficient in bird surveys and lack of appropriate mitigation</li> </ul> <p>The former Ferodo factory site supports a breeding population of herring gull (which may be of national importance). In our opinion, the Preliminary Ecological Assessment Survey report is inadequate to allow a full assessment of the potential impacts of the scheme in relation to the gull colony.</p> <p>The factory roof complex supports a gull colony, mainly consisting of herring gull and lesser blacked-backed gull. According to the 2014 Cambrian Bird Report (published by the Cambrian Ornithological Society) the site supported:</p> <ul style="list-style-type: none"> <li>• Herring Gull 270 pairs</li> <li>• Lesser blacked-backed Gull 78 pairs</li> </ul> <p>We are aware that the factory complex has been subject to fire damage since the above survey and the extent of the roof may have been modified. In the absence of up-to-date bird surveys, it is not possible to gauge the biodiversity resource of the development site and vicinity.</p> <p>Herring gulls are listed under Section 7 of the Environment (Wales) Act 2016 and are therefore considered a living organism of principal importance for the purpose of maintaining and enhancing biodiversity in relation to Wales. The species is also Red listed on Birds of</p>
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Conservation Concern 4 (2015 update) and lesser black-backed gull are Amber listed.

The Wildlife and Countryside Act (as amended) applies a general protection to nesting birds, and therefore it is illegal to intentionally injure or kill any gull or damage or destroy an active gull nest or its contents.

#### Likely Significant Adverse Impacts

In view of the above ecological interest, the development proposal has the potential to cause:

- direct habitat loss;
- habitat fragmentation and/or modification;
- disturbance/displacement of species during construction and operation phases

In summary, the gull colony would be potentially compromised by this development. The effects of gull displacement will need consideration. Some points to consider

- will the displacement of gulls have negative implications on any protected sites such as the

Anglesey Terns / Morwenoliaid Ynys Môn SPA;

- will the demolition of the former Ferodo factory displace nesting gulls to other roof spaces in

Caernarfon or the Holiday Resort;

- will the new commercial units of the Business Park accommodate nesting gulls;
- will the presence of nesting gulls be an issue for the Holiday Resort;
- if new buildings are not suitable for nesting gulls, will alternative roof space suitable for nesting gulls be available in a location that is less of an issue.

#### Required Environmental Information

The application lacks important contemporary bird data. We consider that the absence of breeding survey is unacceptable. We recommend that an ecological assessment of gull colony is provided including a specific survey to establish the number of breeding pairs. The assessment should determine the impact of the proposal and include mitigation measures.

The potential impact of this development upon populations of breeding birds of acknowledged conservation concern should be



addressed through appropriate survey. We would like to clarify what surveys and information the RSPB recommend for this site. The survey must incorporate the application site in the vicinity of the former Ferodo Factory site:

- Breeding bird survey of roof nesting gulls

In relation to the above bird survey, more detail can be obtained as to these methods in "Bird Monitoring Methods: A Manual of Techniques for Key Species" Gilbert, G. Gibbons, DW and Evans, J. Pub. RSPB, BTO, WWT, JNCC, ITE Sandy 1998. ISBN 1 901930 03 3

We would like to see a more detail in respect of the ways in which the developer intends to manage the development site and vicinity, from the point of view of biodiversity resources of acknowledged importance.

Should revised supporting information be submitted, the RSPB will review its position. We reserve the right to add to or amend our position in light of further information.

If you require further information in relation to this matter, please do not hesitate to contact me. I would be grateful if you would keep me informed of any future developments.

#### **Representations 15.10.2021**

Thank you for consulting the RSPB on the above.

We maintain our objection as the applicant has not addressed our concerns as specified in the appended objection letter dated 27th October 2020. The required environmental information remains incomplete.

We acknowledge the applicant has provided an ecological report, Parc Gwêl y Fenai Building Demolition Nesting Gull Survey (28th July 2019) and an amended Environmental Statement (ES). The information presented in the survey report is not sufficient to inform an impact assessment as it does not present the required results in accordance with the survey methodology. The information required for the standard method is the maximum number of apparently occupied nests (AONs) or apparently occupied territories (AOTs) which would represent/equate to the number of breeding pairs.

Clarification of the results of the nesting gull survey in terms of breeding pairs as specified above is required. Furthermore, it is essential that the importance of ecological features (i.e. the number of breeding pairs of Herring gull and Lesser black-back gull) are considered within a defined ecological context (National, Regional, County and Local). Thus, it is important that sufficient data is

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>provided to gauge/determine whether the number of breeding pairs for each species present represent 1% or more of the Welsh population which would be of national significance.</p> <p>The report is inadequate to allow a full assessment of the potential impacts of the scheme in relation to the gull colony. Furthermore, the amended ES does not attempt to address our previous objection regarding the impact assessment.</p> <p>We concur with NRW's advice regarding a Habitats Regulations Assessment (HRA) provided on 24th November 2020:</p> <p>The HRA should also consider the indirect effects of the displacement of the herring gulls, and lesser black backed gulls on site, on the Anglesey Terns SPA.</p> <p>In conclusion we maintain our objection. Should revised supporting information be submitted, the RSPB will review its position.</p> <p>If you require further information in relation to this matter, please do not hesitate to contact me. I would be grateful if you would keep me informed of any future developments.</p>
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Assembly Transport:	<p><b>Representations 04.11.2021</b></p> <p>I refer to your consultation of 24<sup>th</sup> September 2021 regarding the above application, and advise that the Welsh Government as highway authority for the A487 trunk road directs that planning permission is not granted at this time as the applicant has provided insufficient information to determine the application.</p> <p>The applicant must provide the following information to support this application or resubmit the application with the following details;</p> <ol style="list-style-type: none"> <li>1) The applicant must demonstrate there is sufficient stacking capacity within the present site layout to avoid vehicles queuing on the A487 trunk road during peak periods (e.g. Friday afternoons).</li> </ol>
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Anglesey:	<p><b>Representations 27.10.2021</b></p> <p>The Isle of Anglesey County Council (IACC) have commented on a pre-application submission as the neighbouring authority (included in section 3.3 of the PAC report). IACC have also had sight of NRW comments in relation to the protected landscape (Ynys Môn AONB) with detailed comments on the LVIA.</p>
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IACC have assessed the September amendments to the plans dated 7.09.21 in relation to relevant JLDP policies as they apply to Gwynedd and Ynys Môn.

#### JLDP Landscape/Visual Policy Context

IACC's main landscape and visual policy concern is AMG 1: AONB Management Plans

AONB features and special qualities are listed in Table 4: A summary of Anglesey AONB's Features and Special Qualities on p.13. The AONB plan relevant development management policies are listed as:

CCC 3.1 All development proposals within and up to 2Km adjacent to the AONB will be rigorously assessed to minimise inappropriate development which might damage the special qualities and features of the AONB or the integrity of European designated sites

CCC 3.2 All new developments and re-developments within and up to 2Km adjacent to the AONB will be expected to adopt the highest standard of design, materials and landscaping in order to enhance the special qualities and features of the AONB. Proposals of an appropriate scale and nature, embodying the principles of sustainable development, will be supported

Other policies include similar criteria further reflecting these requirements and are not intended to be an exhaustive list of policy considerations:

PCYFF 3: Design and place-shaping

ii. Respect the site context within the local landscape

PCYFF 4: Design and Landscaping - All proposals should integrate into their landscape and seascape surroundings

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape

TWR 3: Static Caravan and Chalet Site and Permanent Alternative Camping Accommodation (Criterion 2).

ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;

In combination, they provide a policy context where a proposal should respect the landscape and visual context, retain and integrate

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>landscape features such as trees, and through design and layout be unobtrusive.</p> <p>Site Description</p> <p>The site sits along the Menai Strait within an area of coastline with Seascape Character Areas (SCAs) 4 and 17 <a href="https://www.anglesey.gov.uk/documents/Docs-en/Countryside/Anglesey-Seascape-Character-Assessment.pdf">https://www.anglesey.gov.uk/documents/Docs-en/Countryside/Anglesey-Seascape-Character-Assessment.pdf</a> within the LVIA study area.</p> <p>The northern shores of the Menai Straits fall with the AONB and within Landscape Character Area (LCA 12) East Central Anglesey</p> <p>The description for LCA 12 notes that the LCA forms the inland buffer zone to the Menai Strait and highlights the need to work with Gwynedd Council to ensure that development on each side of the Strait does not impact on the LCA.</p> <p>The descriptions for the Seascape Character Areas 4 and 17 are:</p> <p>SCA 4: Menai Strait. The SCA is centred on the narrow, tidal channel which forms the central part of the Menai Strait. It is visually dominated by the two 19th Century Menai Bridges: Telford's Suspension Bridge, and Stephenson's Britannia Bridge. Both are impressive and elegant structures built high enough to accommodate sailing ships, and thereby emphasising the depth of the landform. Water flows very fast and unpredictably through the channel, constantly changing with the state of the tides with strong currents in both directions. Around the rocky islands known as the Swellies (between the two bridges) conditions are particularly hazardous and include whirlpools. Woodland and parkland associated with country estates line the banks of the Strait, creating an enclosed, verdant and designed feel, with the house of Plas Newydd visible from the water. The high hills of Snowdonia are visible from elevated viewpoints at the western edges of the SCA. The town of Bangor, with its University buildings, cathedral and pier, gives a more developed feel to the northern part of the SCA.</p> <p>SCA 17: Caernarfon. The walled town of Caernarfon and its splendid Medieval castle dominate views from the Menai Strait, with the high, pointed peaks of Snowdonia and the Llŷn peninsula creating a dramatic backdrop. The Menai Strait is broader here than further east, and contains extensive sandbanks, visible at low tide. It is framed on both sides by pastoral farmland. The estuary of Foryd Bay contains a variety of intertidal wetland habitats, with views across the Menai Strait to the dark mass of Newborough Forest (SCA 16) on the horizon.</p>
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The site is adjacent to the Marine Character Area (MCA) 10

The National Marine Character Area incorporates the local Seascape Character Areas and notes that Key characteristics of the MCA include ‘Views dominated by the ever-changing channel of the Menai Strait, and framed by the surrounding wooded landform. Perceptions of tranquillity are interrupted by nearby transport infrastructure and development’ and ‘Spectacular views afforded from elevated points to the Anglesey AONB, and southwards towards the mountains of Snowdonia National Park’.

LANDMAP describes the Menai Straits slopes - south (YNSMNVS026) [https://landmap-portal.naturalresources.wales/view\\_survey.php?survey\\_id=7583](https://landmap-portal.naturalresources.wales/view_survey.php?survey_id=7583) as ‘From Menai Bridge southwards, this area is bounded by the A5 and Brynseincyn Road along the upper part of the slopes that overlook the Menai Straits. These slopes are less steep and less wooded than further north. For centuries the magnificent views of the straits and Snowdonia have been appreciated and there is a series of grand mansions along the mid slopes, surrounded by estates and parkland. These include the National Trust's Plas Newydd with Repton gardens which look across to the Vaynol estate near Bangor. There are lanes leading down from the top road to former ferry points where slates were imported, accounting for the old slate fences in the area. This is a peaceful rural area, contrasting with the busier mainland side of the straits’.

Its overall Valuation is High as a ‘Very attractive parkland on slopes, forming distinctive backdrop for Menai Straits, with exceptionally fine views’.

In summary the LANDMAP, SCA, MCA and LCA descriptions and AONB designation indicate how the combined natural, cultural and historical qualities and features enhance and define local landscape character and make it a distinct place.

#### **Main Issues – landscape and visual**

- Integration into the coastal landscape and views from the AONB.

The applicant’s response to the points raised by the Council is in 3.4 of the PAC report. There is no indication that the layout has evolved in response to IACC PAC comments on landscape and visual effects.

We note that the latest revision ‘C’ of the Dewis Architecture Proposed Site Plan D651.60 for Plas Brereton omits the majority of lodges on the coastal (north west) side of Lôn Las Menai. Due to the

openness of this location, we recommend that the four remaining lodges also be omitted from this enclosure.

#### Arboricultural report

The arboricultural survey has adopted a strategic approach using an Arboricultural masterplan, which describes tree groups with more detailed information for notable individual trees at Plas Brereton.

The masterplan approach means that exact details of tree retention remain to be finalised. The survey also describes the periods of planting and and/or regeneration on site, the need for management in some of the areas and likely effects of ash dieback. Although some of the trees and woodland are subject to statutory protection, we understand that this is focused on the view from the A487 to screen the industrial site and retain notable trees at Plas Brereton.

There are no indicative plans or a draft Arboricultural Method Statement to illustrate what level of tree retention may be possible with the surveyed groups where tree retention is envisaged. It is therefore unclear whether the development post-construction can maintain sufficient elements of its wooded character and mitigate its appearance through tree retention so as not to have effects greater than predicted in the LVIA. IACC consider that tree retention will be limited by the density proposed, the type and quality of tree cover, and the scope for 'field fit' of infrastructure as suggested, possibly limited by other constraints. There would therefore appear to be considerable scope for harm to any retained trees such that their longer-term retention would be compromised.

We understand that you will receive further arboricultural advice, which if based on a site visit will provide greater clarity on this matter.

#### Landscape and Visual Assessment (LVIA)

The LVIA in its non-technical summary notes effects on three landscape receptors:

- The site,
- Isle of Anglesey AONB; and
- Menai Coast Character Area (Gwynedd LCA)

Effects on the AONB are related to the reduction in scenic quality (Visual Effects) to users of the Wales Coast Path and the public highway, part of which forms part of the WCP, along a section of the coast in the vicinity of the Sea Zoo which is one of number of tourist and leisure facilities in the vicinity.

The degree to which the development may affect scenic quality depends on maintaining its presently wooded character and successful tree retention to mitigate the effects of the proposed development's appearance. As tree cover towards the centre of the site is most at threat, retained edge vegetation would not fully screen the sloping site from views on Ynys Môn. The layout at Gwel y Fenai layout encroaches on some of the edge tree groups and does not provide a clear buffer for the retained trees on the northwest.

IACC note the external lighting proposals have been designed to reduce effects from light spill and on the night sky; however, these cannot fully mitigate the effect of development closer to the coastal edge where post-development tree cover would be reduced and new planting less or potentially ineffective for a period of time. The effectiveness of deciduous trees as screening varies seasonally, particularly where the density of tree cover is reduced. At the lodge density proposed, internal lighting would emphasise the scale of the proposals and it appears unlikely that only a few lodges would, as stated in the LVIA be visible. The Dewis Architecture Proposed Site Plan D651.13 Revision A indicates that the primary glazed elevations would face northwest and to the coast. In such scenarios, there is frequently an operational conflict between tree retention for the purposes of screening and pressure to enhance outward views from a site.

The hub building at 15metres would be visible due to its scale and height above the trees and as noted in the LVIA visible among other built detractors in the immediate area and above tree cover. Notwithstanding the condition of the current buildings, their appearance is largely enclosed by tree cover and less obtrusive in views from the Menai Strait and Ynys Môn. As proposed, it would be a prominent building in this part of the Menai Strait.

IACC also consider that there would be adverse effects on seascape and marine character from additional development within a less developed section of the coast. This section of the coast has a number of detractors visible from Ynys Môn some of which are noted in the LVIA; however, it is not considered that they automatically reduce sensitivity to further development. This is indicated in the Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Assessment which notes for the Menai Coast LCA that there is typically no capacity for static caravan and chalet park developments in areas that contribute to the setting of the AONB (and other landscape and cultural/heritage designations). It states that there may be some capacity for smaller scale developments where they relate well to the existing built environment/urban land cover p.408. It is not considered that at the scale proposed, the layout adequately respects the setting of the AONB.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

	<p>Landscape mitigation</p> <p>The amount of new planting proposed depends on the success of tree retention and the feasibility and implementation of the arboricultural masterplan and therefore landscape plan is largely indicative. It is unclear if the proposed planting can reduce the predicted adverse effects on the AONB successfully within a reasonable timeframe, if at all.</p> <p>Conclusion</p> <p>PCYFF 3 considers local character and PCYFF 4 landscape and seascape character areas. In addition to the adverse effects noted in the LVIA, IACC considers there would also be effects on some of the qualities and characteristics of local Seascape Character Areas and the National Marine Character Area through adverse effects on seascape characteristics of visual amenity to users of the Coast path, and off-land, to waterborne traffic between Ynys Môn and Gwynedd.</p> <p>The proposal site would not have direct effects on the Ynys Môn AONB but as noted in the LVIA would have localised effects on scenic quality. These effects, as noted in IACC PAC response, may be mitigated by a reduction in density on the main site, combined with a reduction in the scale of the hub building. While IACC have not visited the site, it appears that conditions requiring further arboricultural submissions cannot fully address tree retention uncertainties. We understand that you will receive further arboricultural advice, which may provide greater clarity on this issue.</p> <p>Therefore, based on the level of detail available and in-line with IACC PAC comments, IACC considers that the proposal fails to demonstrate clearly that it would adequately integrate into the site and be unobtrusive in the context. It would have localised adverse effects on landscape and seascape character (a shared feature of Ynys Môn and Gwynedd) and the scenic quality of this area including the Ynys Môn AONB.</p>
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PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

Public Consultation:	<p>Notices were placed near the site and in the local paper and nearby residents were informed. The notice period ended and representations were received opposing on the basis of:</p> <ul style="list-style-type: none"> <li>• Linguistic issues</li> <li>• The impact on the AONB opposite</li> <li>• Limited economic impact</li> <li>• No guarantee that the lodges would not be used as permanent housing</li> <li>• No local profit</li> <li>• Impact on neighbours (noise, light pollution)</li> <li>• Increase in transport</li> <li>• Two separate applications required</li> <li>• Too many units and too close together</li> <li>• Sensitive development site</li> <li>• Overall environmental impact</li> <li>• Scale of development</li> <li>• Impact on the Lôn Las Menai path</li> <li>• No local capacity to deal with the increase in visitors</li> </ul> <p>Correspondence containing supporting representations was received on the basis of:</p> <ul style="list-style-type: none"> <li>• The principle of redeveloping the former Ferodo site</li> <li>• Restoration of Plas Brereton</li> </ul>
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## 5. Assessment of the relevant planning considerations:

### The principle of the development

5.1 The site is located in the open countryside on the bank of the Menai at the former Ferodo site and Plas Brereton together with associated land. Part of the site is designated as a protected employment site.

It is noted that the Menai Strait is an Area of Special Conservation and that the coastline of Anglesey located directly opposite the proposal site is an Area of Outstanding Natural Beauty (AONB). Furthermore, the coastline on the coastal side of the proposal is situated within a Coastal Management Area (16.13 - Waterloo Port to Beach Road, Felinheli) as defined by the Coastal Change Management Plan. Plas Tŷ Coch, a Grade II listed building, is located immediately adjacent to the proposal.

5.2 Given the location of the proposal in open countryside, Policy PCYFF 1 applies, which requires justification for development unless approved by a specific policy in the plan. Given that there are several elements in the plan, each will be assessed separately.

### Commercial Development

5.3 In accordance with Policy PS 13 and Policy CYF 1 of the Plan, part of the site is protected for employment use in use classes B2 and B8. The area protected measures 7.4ha. The proposal leads

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

to the provision of commercial units on part of the site by retaining and restoring parts of the existing B2 structure on site.

5.4 As the use falls within use class B2 and it is possible to impose a condition on any planning permission to secure the commercial use of the units, it is considered that the principle of this element of the proposal complies with PS13 and Policy CYF1 of the LDP. However, it is noted that only a small proportion of the protected employment site is proposed for those purposes.

5.5 The protected and designated employment sites within the JLDP (in accordance with Policy CYF 1) are based on the conclusions of the Employment Land Review undertaken in 2012. The Plan seeks to ensure that there is adequate and appropriate provision of land for employment purposes. It is considered appropriate to ensure that these are retained as far as possible, as they are located close to where people live and as these sites support local economic growth.

5.6 In considering the proposed alternative use of the employment site, the principle of the proposal would need to be considered in accordance with Policy CYF 5 (Alternative Uses of Existing Employment Sites). In accordance with Policy CYF 5, proposals to release land in Use Classes B1, B2 or B8 on existing employment sites protected in accordance with Policy CYF 1 for alternative use may only be approved in special circumstances and only where one or more of the criteria contained in the policy can be met. The criteria are as follows:-

1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use, or;
2. There is an overprovision of employment sites within the vicinity, or;
3. The current employment use is having a detrimental effect on amenity and the environment, or;
4. The proposal would not have a detrimental effect on employment uses at adjacent sites, or;
5. There is no other suitable alternative site for the proposed use, or;
6. If the site is used in the short-term (on a temporary basis), it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.

5.7 Furthermore, the associated explanatory paragraph notes as follows:-

“6.3.43 It will be necessary to receive full justification for the change of use of safeguarded sites or premises listed in Policy CYF 1 for alternative uses, including information regarding the viability of the existing employment use, any attempt that has been made to market the unit/land for employment, impact of reduction of job opportunities for the local community, and information regarding the provision of employment sites which meet local demand.”

5.8 Supplementary Planning Guidance: Change of use of community facilities and services, employment sites and retail units (January 2021) provides further details of the considerations associated with releasing employment sites for alternative uses.

5.9 In response to this policy, the agent refers to all documents submitted as part of the application and notes the following points:

- The site is vacant and unlikely to be used again without a comprehensive and viable plan involving the leisure hub and holiday lodges, and there has been evidence of a number of unsuccessful attempts to redevelop the site for more traditional employment use.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

- The current employment use is having a detrimental effect on the environment – there is evidence of previous pollution incidents, referred to in NRW’s consultation response and also in the comprehensive contamination reports.
- The site (in the absence of redevelopment) clearly presents a significant environmental risk and as such the proposed redevelopment complies with criterion 3 CYF 5.
- The proposal would not adversely affect employment use on nearby sites as the proposed site plan retains the existing employment use and the Leisure Hub building is a buffer between lodges and existing employment uses to the east;
- The proposal also complies with criterion 5 as no other sites have been identified as suitable, available and better sites in turn for the site of the application for a significant recreation; lodge park and employment development.

5.10 The LPA acknowledges the points noted above and the information submitted as part of the application, but no evidence has been provided to support the above-mentioned points. It is acknowledged that the site has been vacant for some time, but no evidence has been submitted of trying to sell the site for economic use which would comply with its designation. No evidence has been submitted which deals with issues of the viability or the suitability of B1, B2 or B8 uses rather than the proposal as submitted, or for any overprovision of this type of use. It is noted that there are contamination issues arising from the previous uses, but no use is being made of the existing site and no consideration has been given to other uses that would fall within the same use classes. There is no further evidence or information regarding other sites or consideration of temporary uses.

5.11 Paragraph 6.3.44 of policy CYF 5 states that ‘when considering the release of existing employment sites, it will be essential to ensure that the integrity of the employment site is not compromised specifically because it meets the needs of local employment. Furthermore, it would be necessary to ensure that any potential use is not in conflict with the employment use remaining on the site’. It is noted that the agent notes that the leisure hub building is acting as a ‘buffer’ between the employment part of the proposal and the holiday park element, but it is noted that the leisure hub includes holiday units, and there is potential for conflict between these uses and the employment use. The LPA is not convinced that this conflict would not be acceptable.

5.12 Sufficient information has not been submitted with the application which sets out how the proposal complies with Policy CYF 5; therefore, the proposal does not comply with the requirements of the Policy. The proposal must therefore be considered contrary to the requirements of Policies CYF 1, CYF 5 of the LDP together with the SPG for the Change of use of community facilities and services, employment sites and retail units.

#### Lodges

5.13 The site of the proposal (both parts) is situated in an area defined as open countryside within the LDP. Planning Policy Wales (Edition 11, 2021) recognises that tourism-related developments are essential elements in providing a healthy and diverse economy in rural areas (para 5.5.3). Furthermore, it is noted that all developments should be sympathetic in nature and scale to the local environment and the needs of visitors and the local community. Paragraph 3.60 of PPW states that developments in the countryside should be located within and adjoining those settlements where they can best be accommodated in terms of infrastructure, that are accessible in terms of transport and have taken into account the protection of habitats and the landscape. It is noted that there should continue to be strict control over new-builds in the countryside and that it should respect the character of the surrounding area and should be appropriate in terms of scale and design.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

- 5.14 Criterion 1 of Policy TWR3 which deals with Static Caravan and Chalet sites and Permanent Alternative Camping Accommodation states:
1. Proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:
    - i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and
    - ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and
    - iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape features and character.
- 5.15 1i) refers specifically to a significant intensification of new developments. In order to define 'significant intensification' in the context of the criterion, reference should be made to explanatory paragraph 6.3.69 which refers to the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014). Within each Landscape Character Area (as defined by the Gwynedd Landscape Strategy (2012)) the capacity of the landscape will be assessed to determine the capacity of the local landscape for additional holiday caravan or chalet developments.
- 5.16 This particular development falls within Landscape Character Area LCA01 (Bangor Coastal Plain). The Landscape Sensitivity and Capacity Study identifies indicative capacity for the Landscape Character Area. Specifically in relation to the LCA relevant to this application it is noted that, within each area that contributes to the National Park's setting, there is typically no capacity for static caravan park / holiday lodge developments. However, outside these areas there may be some capacity for small to very small holiday lodges / caravan park developments that have been well designed and situated. The Study defines very small developments as those up to 10 units and small developments between 10 - 25 units. Therefore, due consideration will need to be given to the scale of the proposed development in the location in question, identifying the visual impact along with the context of the site.
- 5.17 It is noted that the agent for the application highlights that this report represents a strategic study and is not prescriptive at an individual site level. The report does not replace the need to assess individual planning applications or for local landscape and visual impact assessments as part of a formal application on a case-by-case basis. This is acknowledged and an assessment has been included below and further along in the report on the visual impact of the proposal.
- 5.18 1ii) refers to the design, layout and appearance of the proposed development. The policy states that new developments should be located in an unobtrusive location and should be of a high standard. Within the Plan an unobtrusive location is defined as being well screened by features of the existing

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

landscape or where the units can be readily assimilated into the landscape in a way that does not significantly harm the visual quality of the landscape.

- 5.19 Policy AMG3: ‘Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character’ states that developments will need to demonstrate that they do not have a significant impact on qualities and features which are unique to the local landscape in terms of visual, historic, geological, ecological and cultural aspects. Furthermore, Policy PCYFF 4: ‘Design and Landscaping’ states that all developments should integrate into their surroundings. Any plans that have not taken into account landscaping issues should be refused from the outset as part of the design proposal.
- 5.20 Further assessment of the effect of the proposal on the landscape as well as the lack of landscaping has been presented under the relevant headings below, but in terms of criterion 1ii), the proposal is located on an open and visual coastal site which forms the front elevation of extensive views of Snowdonia from the Anglesey AONB. The information on proposed landscaping is sketchy and does not include sufficient detail to confirm that it would be acceptable in terms of type and scale. The criterion also refers to the provision of a high-quality site, and the LPA has concerns about the provision of such a site close to an existing protected employment site. These existing commercial uses have the potential to disrupt the operation and nature of a high-quality holiday park. To this end, and as a result of the concern regarding the visual impact of the proposal, the proposal is contrary to criterion 1ii) of this policy together with policies AMG 3 and PCYFF 4 of the LDP.
- 5.21 As a result of the visual impact of the proposal on the landscape, it is therefore considered that the proposal to locate 173 units on the site is contrary to the guidance contained within the Landscape Sensitivity and Capacity Study, and therefore the proposal does not comply with criterion 1i) of this policy, or point 3 of policy PS14 of the LDP.
- 5.22 Criterion 1iii) refers to the provision of safe access which does not materially impair the features and character of the area and is close to an existing road network. It is proposed to use an existing access to the site, but the Transport Unit has expressed concern about the priority system for access to the site. Whilst this will not affect the features and character of the area, it is considered that there would be potential for the proposal to adversely affect road safety should the proposal cause queues of vehicles back to the trunk road due to the priority system at the entrance. The Welsh Government’s Economy and Infrastructure Department has confirmed that it is of the same opinion and is holding objection to ensure that arrangements can be made whereby vehicles will not accumulate on the trunk road at peak times. To this end, the LPA is not convinced that the proposal would provide a safe access for the proposal and therefore it does not comply with the requirements of criterion 1iii) of the policy. It is noted that further attention is given to transport and road safety issues under the relevant heading below.

#### Holiday Flats

- 5.23 It is proposed to provide 51 new holiday units within the leisure hub (developed on the former Ferodo site which is brownfield) together with 4 holiday units within the existing Plas Brereton building.
- 5.24 In accordance with Policy TWR 2 (Holiday Accommodation) it is possible to develop new holiday accommodation provided they are of a high quality in terms of design, layout and appearance and that all the criteria contained within the Policy can be met. The criteria are as follows:

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

- i. In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;
  - ii. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
  - iii. That the proposal will not result in a loss of permanent housing stock;
  - iv. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
  - iv. The development does not lead to an over-concentration of such accommodation in the area.”
- 5.25 In terms of the first criterion of Policy TWR 2 the proposal would comply with the locational requirements as this aspect of the proposal would make use of land previously developed. However, the leisure hub building (although it also includes facilities for the site as a whole and for the public) is substantial. It is acknowledged that the location of this building is located on part of the site where existing buildings are proposed to be demolished, but the new leisure hub building is significantly higher than the existing buildings and reaches up to approximately 22m in height. This building would be fully visible above the existing trees which largely conceal the existing buildings. It is also noted that this building is to be located near the part of the site where it is proposed to retain the B2 commercial use, and the remainder of Griffith’s Crossing industrial site. The LPA is concerned that the setting of this proposal is not close to a site which may adversely affect the amenities of visitors to the site in terms of noise and pollution and therefore there is concern regarding whether or not the development would be of high quality. To this effect, therefore, it is not considered that this part of the proposal complies with the requirements of criterion ii of the policy.
- 5.26 It is acknowledged that the proposal will not result in a loss in the permanent housing stock and is not located in a predominantly residential area and therefore the proposal complies with the requirements of criteria iii and iv.
- 5.27 In relation to the proposed conversion of Plas Brereton it is noted that any application to convert an existing building should include a full structural survey by a qualified person stating that the building is structurally suitable to be converted without carrying out rebuilding work, alterations and substantial extensions. Policy CYF 6 contains the following criteria:
- 1. The scale and nature of the development is acceptable given its location and size of the building in question;
  - 2. That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;
  - 3. Where proposals involve the use of an existing building:
    - i. The building is structurally sound;
    - ii. The scale of any extension is necessary and of reasonable size;
    - iii. The building is suitable for the specific use.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

- 5.28 Paragraph 3.2.1 of TAN 23: Economic Development states that the re-use and adaptation of existing rural buildings has an important role to play in meeting the needs of rural areas for commercial and industrial development, and tourism, sport and recreation. The need for the building in question to be suitable for the proposed use is emphasised. Further guidance on the suitability of converted buildings is given in the adopted Supplementary Planning Guidance, ‘Replacement Dwellings and Conversions in the Countryside’.
- 5.29 In support of the structural condition of the building, the agent notes that it accepts that this is usually the requirement for independent proposals that seek to bring redundant buildings back into use, but goes on to say in this case that the work to Plas Brereton is structurally feasible. The site has planning permission for the reuse of buildings where structural stability has not been questioned and the buildings have been well protected and maintained since that permission was granted.
- 5.30 It is acknowledged that the proposed work on the Plas Brereton building is minimal and includes the closure of openings on the ground floor, and that planning approval has already been granted on the site in the context of previous policies. However, the building is situated in the open countryside and it is proposed to retain and use the building, therefore ensuring the structural condition of the building before it can be confirmed as suitable for conversion is considered appropriate. To this end, this part of the proposal is contrary to the requirements of criteria 3i and iii of policy CYF 6, point 4 of policy PS14, together with SPG ‘Replacement Dwellings and Conversions in the Countryside’ and paragraph 3.2.1 of TAN 23 Economic Development.
- 5.31 Despite the above, it is also necessary that the proposal of providing holiday units complies with criterion 'v' of Policy TWR 2 which states as follows: -
- v. The development does not lead to an over-concentration of such accommodation in the area.
- 5.32 When considering criterion v, it should be ensured that a Business Plan is submitted as part of the application in order to include the necessary information in terms of the vision for the proposal and in order to ensure that there is a market for this type of use (paragraph 6.3.67 of the JLDP). Consideration should also be given to the current provision of holiday accommodation within the locality. It does not appear that a Business Plan has been submitted, and in response the agent refers to the conversion of Plas Brereton only, although this criterion refers to any provision of new accommodation.
- 5.33 The agent noted that converting Plas Brereton into holiday units was a small part of the overall plan and would not be done on its own. As such, they do not consider that a business plan would be appropriate for this small element of the overall proposal as the economic benefits and viability of the proposal as a whole are addressed in the Economic Impact Assessment and Socio-Economic chapter in the ES. The viability of the scheme as a whole is covered in the document and the total number of cabins, new-build holiday units and the converted units at Plas Brereton are all an essential part of the plan. Without each individual element the proposal is not enough of an “enabling” development to restore the contaminated and derelict site of the former Ferodo site, which it is estimated to cost in excess of £ 5 million.
- 5.34 Despite the agent’s statement, insufficient information has been presented and therefore it is not possible to assess whether the proposal complies with this aspect of the policy.
- 5.35 Furthermore, Supplementary Planning Guidance: Holiday Accommodation (March 2021) states that applications for holiday accommodation should not receive favourable consideration where

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

15% or more of the housing stock is for holiday use (which includes second homes and bespoke holiday accommodation).

- 5.36 In line with Council Tax figures (October 2021) the combined figure of second homes and holiday accommodation in the Felinheli Community Council area is 9.7%, thus the threshold of 15% in the SPG has not been reached.
- 5.37 It is noted that the number of units taxed as non-domestic businesses is likely to be lower than the actual provision of holiday accommodation, in particular as the providers have not necessarily transferred to pay 'Non-Domestic Business Rates' and instead continue to pay domestic council tax. Self-catering holiday accommodation providers can only transfer over to pay non-domestic business rates where that unit has been available for 140 days and has been rented out for at least 70 of those days.
- 5.38 High numbers of second/holiday homes can have a detrimental effect on the cultural character of those communities. There is a chance that allowing more holiday accommodation in communities where there is already a high concentration of holiday accommodation can exacerbate the impact on local services and the ability of that community and adjoining communities to support those services. As there is no evidence or information regarding the effect of the proposal on the accommodation already available in the area, the LPA is not convinced that the proposal would not lead to an excess of such accommodation in the area and therefore the proposal is contrary to criterion v of policy TWR2, point 3 of policy PS14 together with the SPG on Holiday Accommodation.

#### The Leisure Hub

- 5.39 As noted above, the 'Leisure Hub' includes a number of facilities which would be ancillary to the use of the holiday park including a swimming pool, ten pin bowling, children's play area and dining areas. It appears from the Design Statement that it is proposed to open the Leisure Hub to members of the public as well.
- 5.40 When assessing retail provision/commercial uses in the open countryside consideration should be given to policy MAN 6: Retailing in the countryside, which states:

Proposals for small scale shops or extensions to existing shops outside development boundaries will be granted provided they conform to the following criteria:

1. The shop is a subservient element of an existing business on the site;
  2. The shop will not significantly harm nearby village shops;
  3. Priority has been given to using an appropriate existing building;
  4. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;
  5. The development is accessible via sustainable means of transport;
  6. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.
- 5.41 Paragraph 6.3.113 of the JLDP identifies that the most suitable location for shops is usually within the settlement boundaries of towns and villages. However, small scale shops that are run in



PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

conjunction with an existing business on site, for example, a farm shop, a garden centre or a petrol station, can provide a useful service to rural communities by offering a new source of services and employment. However, it is important that the shops should be subservient to the existing business as this would ensure that the shop serves the existing business.

- 5.42 Although the policy refers to shops, it is considered appropriate to use the principle of this policy in order to establish whether the principle of developing the leisure hub, that would be open to the public, is acceptable. In response to the requirements of this policy, the agent states that they do not consider that the individual elements of this proposal can be divided into independent elements, and that the leisure hub provides facilities expected at a high-quality holiday park and provides some facilities that are open to the public. However, the intention is not to provide a “destination” that competes with town centre businesses in Caernarfon. The Community and Economy Service has assessed this aspect of the application in detail, referring to the business case in their response. They are absolutely correct to note that with an estimated 32,000 additional visitors on the site, it is not considered that these uses would divert customers from Caernarfon town centre, but instead the development would create opportunities for greater trade for town centre businesses. There is no similar leisure facility within approximately 20 miles of the site, and it is proposed to provide a development that does not compete with businesses or town centre businesses close to the site such as Plas Menai Watersports centre. The development would provide holiday accommodation, ancillary food and drink businesses and also wet weather indoor leisure attractions which are currently lacking in the area. The development will therefore not have a negative impact on the vitality and viability of neither Caernarfon Town nor Bangor City Centre.
- 5.43 It is noted that explanatory paragraph 6.3.100 of the JLDP states that town centres should be the main focus of a wide range of town centre uses comprising community facilities and institutions (D1) and D2 recreation and leisure, and whilst the LPA acknowledges what is included in the agent’s statement, it does not include evidence to ensure that the proposal would not have an impact on the nearby town centres, and there is no evidence of how some of these facilities may be provided within nearby town centres in order to try to ensure that the visitors visit those nearby town centres during their time in the area.
- 5.44 Sufficient information has therefore not been submitted in relation to how the proposal complies with Policy MAN 6, specifically the impact of the proposal on Caernarfon town centre. Therefore, to this end, it cannot be confirmed whether the proposal is acceptable in this respect or in respect of point 6 of policy PS16.

### **Design and visual amenities**

- 5.45 The site is located on the North West coast between the town of Caernarfon and the village of Felinheli. Parts of the site have already been developed previously and there is a proposal to demolish parts of the buildings on the former Ferodo factory site together with the Plas Brereton site as well as to restore and re-use parts of the existing factory building and Plas Brereton itself.
- 5.46 It is proposed to demolish parts of the main building of the former Ferodo factory and restore parts of it (which includes the re-cladding of existing parts that are retained with grey steel sheets and the installation of PV panels on the roofs) to create 2 main buildings divided into 9 units. From the proposed plans it appears that it is proposed to extend the cladding so that it covers the existing corrugated roof from the side elevations. It is proposed to provide parking spaces for the units around the buildings.

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

- 5.47 It is proposed to demolish the former coach house and old stable buildings at the Plas Brereton site and restore the Plas Brereton building, to be used as self-contained holiday units. It is proposed to make minimal changes to the Plas Brereton building including the closure of openings on the ground floor and it is proposed to finish this building by painting the existing render on the building white.
- 5.48 The proposed lodges are to be positioned on both sites (former Ferodo factory site and Plas Brereton) as set out in the above description. The lodges consist of a holiday unit with a pitched roof together with a balcony/decking at the front and on one side. The number of lodges has been reduced from the original proposal from 208 to 173, with fewer units on the Plas Brereton site. The units now located on this site are mostly at the southern end of the Lôn Las Menai path with only 4 between the path and the coastline clustered in the north-west corner of the site. The majority of the units on this site are located close together with their gable-ends facing the coast. The site plan suggests landscaping on the site.
- 5.49 On the former Ferodo site, it is proposed to locate the majority of the lodges together with associated routes to the site. A number of the lodges to be positioned closest to the coast are being erected to a height of at least 7.20 AOD due to flood risk. Many of these units have also been placed with their sides facing the coast, and the site plan shows some landscaping on the site as a whole, including a little on the coast itself.
- 5.50 The leisure hub is a new building to be built in the location where parts of the existing factory are to be demolished. This building is substantial and consists of three floors together with a roof terrace and measures up to 22m to the roof at its peak. The existing factory buildings on site are approximately 8.8m to the top of the corrugated roofs with the chimneys rising to approximately 15.1m in height. The leisure hub building is significantly higher than the existing structure on the site and extends significantly higher than the existing chimneys. It is proposed to finish the hub in a mixture of white cladding, corten and timber, surface brick and stone with a green roof at lower levels and steel sheets otherwise.
- 5.51 The Isle of Anglesey County Council and Natural Resources have raised significant concerns about the visual impact arising from the site – in particular the leisure hub building which is significantly higher than the existing structure on the site and which would be higher than the treeline and any potential landscaping. It is noted that the setting of the proposed coastal lodges is of concern in terms of visual impact as a result of their location, orientation and lack of suitable landscaping.
- 5.52 A supplementary document has been submitted to deal with the visual concerns about the site and states that planning conditions may be provided for the following which would minimise the visual impact of the site.
- Final landscape design proposals for Gwel y Fenai and Plas Brereton sites, including all proposed planting, integration of all existing retained planting (associated with Forestry Assessment) and all hard surfacing and lighting.
  - An updated and more detailed Forestry Assessment of all existing trees to be retained and moved through the site based on final site investigations and the construction methodology for the cabins.
  - Landscape and Ecology Management Plan to cover the combined management of all landscape areas on site over a short, medium and long term timescale.
- 5.53 It is acknowledged that planning conditions may be imposed to ensure adequate landscaping plans on suitable proposals and where there is certainty that it is possible to comply with the requirements

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

of design and landscaping policies, but in this case the site is visual and the LPA is not convinced that the proposal can be mitigated to an acceptable scale through landscaping.

- 5.54 To this end, it is considered that the proposal is contrary to the requirements of criterion 7 of policy PCYFF 2, the principles of policies PCYFF 3 and PCYFF 4, because the proposal would have a detrimental effect on the characteristics of the local area, the proposal does not add to or enhance the character and appearance of the site and it does not respect its context, and because of the lack of suitable landscaping.

### **Landscape**

- 5.55 The proposal site is situated immediately opposite the Anglesey Area of Outstanding Natural Beauty. Therefore, consideration should be given to the proposal's compliance with Strategic Policy 19: Conserving and where appropriate enhancing the natural environment and Policy AMG1: AONB Management Plans and AMG 3: Protecting and enhancing features and qualities that are distinctive to the local landscape character.
- 5.56 Policy PCYFF 4 (Design and Landscaping) identifies the need for every development to integrate with its surroundings. Proposals that have not demonstrated how landscape issues have been considered from the outset will be rejected as part of the design proposal. In particular, it will be necessary to ensure that the proposal respects the natural contours of the landscape, to demonstrate how the proposed development respects and protects local and strategic views, respects, conserves and enhances any existing positive natural features, or landscapes or other features on the site and to provide justification for circumstances where removal/loss of trees and hedgerows cannot be avoided.
- 5.57 As noted above, both sites are situated in a prominent location along the wooded shore of the Menai Strait, which includes areas of parkland and pasture fields interspersed with occasional clusters of development in the area between Caernarfon and Felinheli. The southern shore of the Menai Strait forms an essential visual setting component of the Anglesey AONB and there is a Tree Preservation Order on both sites which are the subject of the application.
- 5.58 Both sites currently form part of this tranquil, wooded area when viewed from the AONB, and the land rises from the shore, culminating in the dramatic, scenic view of the mountains of Snowdonia. The views across the Strait from the AONB, including the Anglesey Coastal Path, are highly sensitive and important to the scenic qualities of this coastal AONB.
- 5.59 The Isle of Anglesey Council has raised concern about the visual impact of the proposal as well as its impact on the setting of the Anglesey AONB. Natural Resources Wales has also confirmed that the proposal would have an adverse effect on the scenic character and value of the AONB and on views from the AONB. Some of these visual impacts would be moderate and moderate / major adverse, as acknowledged within the LVIA's. To this end, Natural Resources Wales advises that there is a need for a reduction in the number of cabins along the shoreline, the height of the leisure hub building needs to be reduced and the existing landscaping retained, together with new planting along the shoreline to conserve and enhance the wooded appearance and reduce adverse effects on the AONB. It is noted that the LPA has previously drawn the agent's attention to these issues, and subsequently following receipt of the revised plans.
- 5.60 As set out in paragraph 5.47 above, a supplementary document has been submitted to deal with the visual concerns about the site. It states that planning conditions may be provided which would minimise the visual impact of the site. As noted above, it is acknowledged that planning

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

conditions may be imposed to ensure adequate landscaping plans for suitable proposals and where there is certainty that it is possible to comply with the requirements of design and landscaping policies. However, in this case the site is visual and the LPA is not convinced that the proposal can be mitigated to an acceptable scale through landscaping. In addition, the comments from Natural Resources Wales and Anglesey are based on the assumption that the height of the hub building is 15m, but after checking the plans the height of this building is 22m at its peak and approximately 18m at the level of the roof terrace. This is significantly greater and therefore the visual impact is greater.

- 5.61 As a result of the above, the LPA therefore believes that the revised plans continue to have a detrimental effect on the setting of the Anglesey AONB, together with the local landscape and coastline and therefore the proposal is contrary to the requirements of policies PS19, AMG 1, 3, 4 as well as PCYFF 4.

#### **Local, general and residential amenities**

- 5.62 The nearest residential dwellings to the sites are located opposite on the other side of the A487 trunk road and at the entrance to Griffith's Crossing industrial site. The Lôn Las Menai path runs through both parts of the site.
- 5.63 The proposed development would be visual mainly from the Lôn Las Menai path, the coast and Anglesey, and intermittent views of parts of the development will be visible from the surrounding residential dwellings. The site is a former industrial site, part of which is designated for employment use. It is not considered that the proposal would have a general adverse day-to-day effect on the nearby residential dwellings, but it is noted that the Public Protection Unit notes that the applicant has not referred in detail to noise or vibration other than a statement in Environmental Statement Volume 2 Para 1.9, stating that health is likely to be affected by increased noise. In order to adequately assess the noise impact from the development, a full noise assessment, including a sound wave analysis, needs to be submitted.
- 5.64 It is noted that the LPA is concerned about the suitability of holiday units on a site close to an existing protected employment site. Part of the proposal also includes retaining part of the commercial premises for the provision of 9 B2-use industrial units immediately adjacent to the leisure hub building comprising of 51 holiday units, far from the rest of the lodges. It is noted that the Public Protection Unit is requesting a noise assessment and there is concern that the proposed industrial use of the site together with the existing use of the rest of the Griffith's Crossing site would have a detrimental effect on the amenities of visitors to the holiday park, and that ensuring a suitable level of noise and general amenity for the holiday units would affect the operation of the existing industrial site.
- 5.65 As already noted, the Lôn Las Menai path runs through the centre of both parts of the site, and the proposal takes advantage of this existing facility for the provision of a footway/cycle access from one part of the site to another. Lôn Las Menai is a valuable resource for local people and forms part of the Welsh National Cycle Route, the Wales Coast Path and has been identified as an Active Travel route by Gwynedd Council.
- 5.66 The LPA is concerned about the potential adverse impact of the development on the enjoyment of this resource by the public and local people, and it is unclear what impact the development would have on the existing use of the path and whether the development would lead to an increased use of the path to the scale where its rural and quiet atmosphere would be ruined.

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

- 5.67 The agent for the application has confirmed that the proposal will have no direct impact on people's enjoyment of Lôn Las Menai other than the need for a crossing point at Plas Brereton. It notes that this is common at many other sections of the path, and a detailed design of barriers and signage can be conditioned as part of any approval. Despite this, the application does not deal with the impact of the increased use of this path.
- 5.68 To this end, it is considered that there is potential for a significant adverse effect to arise from the development in terms of noise and increased use of the Lôn Las Menai path. Therefore, the proposal is considered to be contrary to the requirements of criterion 7 of policy PCYFF 2, and criteria 4 and 10 of policy PCYFF 3 of the LDP.

### **Transport and Access**

- 5.69 The proposal is located along the A487 trunk road, but following the completion of the Caernarfon bypass, the road will be downgraded to a class I road. The plan involves the use of existing access points to the site off the trunk road, together with the provision of an access and exit in the form of a 'one way' system to the commercial units within Griffith's Crossing industrial site.
- 5.70 The Welsh Government's Economy and Infrastructure Department has confirmed that it is holding objection to ensure that arrangements can be made whereby vehicles will not accumulate on the trunk road at peak times. In addition, the Council's Transport Unit has generally confirmed that parking levels, the design of existing junctions, and the level of traffic likely to be attracted there are all acceptable; however, concerns remain. It is noted that the Transport Unit is supportive of changing the one-way system around the distribution centre so that the lorries leave through the northern exit rather than the southern one, but that there are no improvements in the access road to the nearby Griffith's Crossing industrial site or Lôn Las Menai crossing. It is noted that there are still concerns regarding the priority system at the main entrance to the holiday park and that this could cause traffic to accumulate on the A487 trunk road. The Transport Unit is also seeking a contribution to upgrade the bus stop at the main entrance to the site should the proposal be granted.
- 5.71 The agent for the application is of the opinion that these matters can be dealt with through planning conditions and that improvements to the industrial site road and Lôn Las Menai crossing can be agreed. It is recognised that improvements can be achieved via planning conditions should there be assurance that the proposal is acceptable and that satisfactory improvements can be delivered. However, planning conditions would not ensure road safety in terms of the use of the access to the holiday park, and the Welsh Government's response confirms that.
- 5.72 As a result of the above, it is considered that the proposal is acceptable in terms of parking provision and therefore policy TRA 2 of the LDP, but it is considered to be failing on the requirements of policies TRA 1 and TRA 4 in terms of ensuring road safety.

### **Biodiversity**

- 5.73 Ecological and tree documents, assessments and surveys have been submitted as part of this application and are set out in the description of the application above. Comments have been received from the Council's Biodiversity Unit on what has been submitted and they briefly note the following:
- Insufficient information has been presented to identify potential effects on bats
  - Some of the surveys use survey information/results that are over 2 years old.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

- The lighting scheme shows a road going through the Plas Brereton site, which has been lit, which may affect nearby Tŷ Coch maternity roost site, which is contrary to the requirements of the Habitats Regulations.
- More information is needed on the impact of the displacement of gull nests.
- More information is needed about the presence of reptiles on the site.
- A management plan would need to be conditioned into any granted permission.
- There is insufficient information to assess the impact of demolishing the buildings on the Plas Brereton site on bats.
- There are 2 Tree Preservation Orders on the sites ref:A66 Ferodo, and ref:5a Bangor Road. The trees are a key feature in the landscape and are of very high recreational value. Any felling plan and mitigation measures need to recognise this and look to retain this important feature. An assessment of the amenity value of the trees needs to be undertaken.
- The development involves the felling of large numbers of trees and the loss of interconnection between wooded areas along the banks of the Menai and within the development. The cumulative impact of this loss must be assessed, and also viewed in conjunction with other developments and contexts in the area. There is a need to look at how the loss of the trees will affect the habitat and species that depend on it and what the knock-on effect of the work will be.
- Any planting and landscaping scheme needs to look at mitigating this loss and maintaining the woodland habitat links within the site. A trees assessment is required on the site to BS:5837/2012 standard.

It is noted that additional/revised information has been submitted on 01.11.2021 including a lighting plan and confirmation of a proposal to connect to the main sewer instead of providing a sewerage treatment system. A response has not been received from the Biodiversity Unit in relation to these latest matters at the time of writing, but it is noted that these submissions would not be likely to alleviate all the concerns identified above.

- 5.74 As a result of the above, it is not considered that sufficient current information has been submitted as part of the application to ensure that the proposal would not adversely affect biodiversity, protected species or trees on the site. Therefore, the proposal is contrary to the requirements of policies PS19 and AMG 5 of the LDP together with TAN 5: Nature Conservation and Planning.
- 5.75 The site is located immediately adjacent to the Menai Strait and Conwy Bay Special Area of Conservation (SAC), and there is potential for the proposal to have an impact on the Anglesey Terns Special Protection Area (SPA). The proposed development is located within 50 metres of the SAC and within 8.5 kilometres of the Anglesey SPA.
- 5.76 In accordance with the Habitats and Species Regulations 2017, the Council is required to carry out a Habitats Regulations Assessment (HRA) and an Appropriate Assessment. Under the provisions of the regulations, a Local Planning Authority has a statutory duty to consult with Natural Resources Wales when carrying out an appropriate assessment for a new scheme or project, and is required to consider any representations made by NRW.
- 5.77 The Council's Biodiversity Unit has confirmed that it believes that insufficient information has been provided to enable the LPA to undertake a HRA and to determine the likely impact on the Menai Strait and Conwy Bay SAC and the Skerries SPA. The HRA assessment requires information to demonstrate, to a high level of certainty, that the proposal will have no adverse impact on the designated species and habitats of the site, and this has been passed to Natural Resources Wales for comment. Their response includes the information required to complete the

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

assessment. To this end, it cannot be confirmed that the proposal does not comply with the requirements of the Habitats and Species Regulations 2017 and that the proposal will not adversely affect the SAC or SPA. The proposal is therefore contrary to the requirements of policies PS19 and AMG 4 of the LDP.

### **Archaeology and Heritage**

5.78 Two Grade II Listed buildings, Plas Tŷ Coch and Tŷ Coch Farm Brick Arch are situated 60m south of the Plas Brereton site which forms part of this application site. The Tŷ Coch building is no longer part of the application, and therefore the Senior Conservation Officer has confirmed that there are no further concerns regarding the impact on the setting of this building.

5.79 The Gwynedd Archaeological Planning Service has provided a response on the previous plan, which confirmed that a full appraisal scheme was required before the application may be determined, and that this advice was given to the applicant in its pre-application advice. It is noted that Archaeological documents as noted above in the description of the application have now been submitted. The latest response from Gwynedd Archaeological Planning Service confirms that archaeological reports submitted need to be amended to varying degrees before they can be approved and accepted into the HER. Despite those changes, the Archaeological Service broadly agrees with the conclusions of the overall Cultural Heritage ES technical report. The report recommends a series of mitigation measures to address the range of potential impacts identified. These are generally sensible, but the Archaeological Service recommends additional measures to address overlooked impacts, and alternative techniques would be more suitable for the nature of the development. The Archaeological Service also reiterates the desirability of conserving and enhancing historic features at Plas

Brereton, both within the historic buildings and associated grounds, and a provision of the interpretation of the history of both sites.

5.80 Although the assessments submitted do not include all the information required, the Archaeological Service has confirmed that planning conditions may be imposed to ensure that the development is acceptable in terms of safeguarding archaeology.

5.81 It is noted that a cultural heritage assessment has been submitted as part of the archaeological assessments, which includes a short assessment of the visibility of the development from listed locations, or which are historically or archaeologically important. It is noted that Anglesey has indicated in its response to the scoping opinion that the LVIA should include the view from the Grade II\* Listed Park and Garden at Llanidan Hall. It does not appear that a point has been included here in the LVIA, although points nearby have been included. From the information submitted, Natural Resources Wales and the Isle of Anglesey County Council have concerns about the visual impact of the proposal from Anglesey and the AONB. The Archaeological Service notes that in the absence of supporting photographs, they recognise and share the concerns expressed by NRW and the Isle of Anglesey Council in relation to the effectiveness of plant screening, and the extent of light pollution at the Ferodo site specifically from the viewpoint of Llanidan Hall. The Archaeological Service echoes the recommendations for further design measures to be incorporated to minimise this potential impact, including reducing the height of buildings, the use of unobtrusive materials and a quiet colour palette.

5.82 Consequently, it is considered that there are significant concerns about the visual impact of the proposal from the Listed Park and Garden at Llanidan Hall, and that there is insufficient information in relation to the LVIA to ensure that the proposal will not have a significant impact

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

on the setting or views from the Park and Garden. It is therefore considered that the proposal is contrary to the requirements of policies PS20 and AT1 of the LDP in terms of this matter.

### **Sustainability**

- 5.83 The Plan's tourism policies are intended to promote high-quality developments in sustainable places. Policy PS 5 (Sustainable Developments) supports developments that are consistent with the sustainable development principles, and where appropriate developments should:

“Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4” (Bullet point 12, Policy PS 5)

- 5.84 This is supported by bullet point 4 of policy PS 14 (The Visitor Economy), which states:

“Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;”

- 5.85 LDP policies are considered to be consistent with national planning policies in terms of how they deal with the principles of sustainable development. Paragraph 3.39 of PPW (Edition 11, February 2021) states that

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

- 5.86 This is supported by paragraph 3.11 of Technical Advice Note 18: Transport which states:

“Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

- 5.87 In addition paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid the need to travel by car and, in rural areas, a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area.

- 5.88 It is noted that the site is in a place that is accessible using a number of sustainable modes of transport including public transport, walking and cycling and therefore it is considered that the proposal accords with the principles of the above policies as well as Policy PS4 of the LDP.

- 5.89 Policy PCYFF 5 requires major developments to submit a comprehensive Renewable Energy Assessment to determine the possibility, including viability considerations, of incorporating a renewable or low carbon energy equipment scheme and/or, where appropriate, connecting to renewable or low carbon energy technologies.

- 5.90 An energy and sustainability statement has now been received and includes the following:



PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

- Lighting scheme with consideration for safety and the diming of lighting at appropriate times as well as the use of LEDs.
- Provision of facilities for electric vehicle charging
- Proposed provision of Pv panels on commercial premises roofs
- Use of Transformer Solar Collection, fuel cells, combined heat and power (CHP) systems, Biomass heating, Rainwater Recycling, Solar Hot Water Systems, Air to Air Heat Pumps, Air to Water Heat Pumps, Ground Source Heat Pumps
- Potential provision of wind turbine and Marine Source Heat Pumps (no further details)

5.91 It is considered that the statement is sufficient in terms of the consideration given to Renewable Energy matters and therefore, the proposal complies with the principles of policy PCYFF 5 of the LDP.

### **Relevant planning history**

5.92 The planning history of both sites is set out under the relevant heading above. It is noted that there is a long history of economic development on the former Ferodo factory site, and that there are permissions for the use of Plas Brereton as a hotel together with associated facilities. The agent for the application has confirmed that these permissions remain, and that the building is protected, but it is noted that the LPA considers both sites to be vacant and their condition to be deteriorating at present.

### **The economy**

5.93 Strategic policies 13 and 14 recognise the importance of providing opportunities for a thriving economy and the importance of the visitor economy. Technical Note 23, Economic Development, recognises the importance of the planning system recognising the economic aspects of all developments and that planning decisions are made in a sustainable way taking into account social, environmental and economic considerations. In addition, it states that local planning authorities should recognise the market signs and address the need to lead economic development to the most suitable locations rather than obstruct or prevent such development.

5.94 The application was backed by an Economic Impact Assessment (EIA) which was also being considered as an addendum to the ES. The statement refers to the plan prior to its amendment to include fewer lodges and the removal of the cafe element from the Plas Brereton site. Comments were received from the Economy and Community Department which welcomed the principle of using a disused industrial site for economic purposes, and saw the provision of industrial units responding to the demand in the local market that would enable businesses to establish and develop in Gwynedd, creating local employment. The Department noted that concerns had been expressed by the communities of Gwynedd as a result of the increase in the number of visitors to the Gwynedd area over the last two years. The Tourism principles have been developed to ensure more advantages than disadvantages to Gwynedd residents as a result of any development. It is key that the development complies with these principles and the Economy and Community Department would be willing to co-operate to maximise the local benefit from any development on site.

5.95 In response to the comments made by the Economy and Community Department, the agent has indicated that the economic and social benefits of developing a high-quality holiday park with short stay rented lodges can deliver increased economic benefits over sites where lodges are offered for sale. The provision of a large, purposely-designed single site, within walking and cycling distance to Caernarfon can bring economic benefits to the town by avoiding the pressures on local housing arising from the transfer of existing housing stock to the holiday home or Air BnB sectors. The

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

agent has confirmed that the developer has already talked to the Department and will work to maximise community benefit during the construction and operation phases. However, no further details have been provided as to how this is to be achieved.

- 5.96 Although support is available for the development as a whole, it is clear that further consideration is required of the Language aspects, together with ensuring a suitable and local workforce for the development.
- 5.97 From the information presented, it is recognised that there are economic and environmental benefits to be gained of the proposal, and therefore the proposal broadly complies with the economic requirements of Strategic policies 13 and 14 of the Joint LDP.

### **Flooding / Coastal**

- 5.98 Coastal parts of the proposal on the Plas Brereton site were originally situated within the C2 buffer zone as defined within the TAN 15 Development and Flood Risk development advice maps. The application site has now been removed from the flood zones and this has been confirmed by NRW. NRW notes that the Flood Consequence Assessment (FCA) appears to show that the development is acceptable in terms of flood risk from rivers and the sea. Whilst both FCAs advise that all lodges and access roads are set at 7.19m AOD, NRW is questioning the methodology used to ascertain the 0.5% and 0.1% coastal/tidal flood levels. Levels of 7.19m AOD and 7.56m AOD were quoted. These are based on the current day levels for Llandudno using the 2018 Coastal Flood Boundary dataset. NRW was advised that the dataset includes estuary levels and has 4 specific nodes along the Menai Strait which would be more applicable to estimate the tidal risks for this application. However, the Llandudno levels give elevated levels by some 1m. The authors may therefore have taken a conservative / precautionary approach.
- 5.99 As such, NRW is satisfied that the FCAs have demonstrated that the risk of flooding from rivers and the sea can be managed. It is noted that NRW advises that the Lead Local Flood Authority (Gwynedd Consulting) should be consulted so that they can comment on the surface water drainage arrangements. It is noted that no response was received at the time of writing the report.
- 5.100 As a result of the above, therefore, it is considered that the proposal complies with the requirements of policy PS6 of the LDP together with TAN 15: Development and Flood Risk.
- 5.101 The site is located within the Coastal Change Management Area PU16.13 Waterloo Port to Beach Road, Felinheli. There is no intention to make an active intervention in this area under the 2025 or 2055 periods, but it is noted that this would not prevent local management through private finance, subject to normal approval. It is noted that economic, recreation or holiday developments are not prevented within such areas and therefore the proposal is not considered contrary to the policy requirements of ARNA 1 of the LDP in this respect.

### **Infrastructure / drainage**

- 5.102 The information submitted as part of the application confirms that there is an intention to provide sewerage treatment equipment on both parts of the site subject to this application. Natural Resources Wales has confirmed that this would not be acceptable as the sites are situated within a sewered area. Following further discussions, the agent has confirmed in correspondence received on 01.11.2021 that it is proposed to connect the development to the main sewer instead of a private provision. To this end, Dŵr Cymru has confirmed that suitable capacity exists within the sewerage network at a specific connection point. However, in relation to the receiving Waste Water Treatment Works (WwTW), we would advise that the proposed development would overload the

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

Caernarfon WwTW. Therefore, should the applicants wish to proceed with this development, a Developer Impact Assessment (DIA) will need to be carried out on the WwTW, at the applicant's expense. To this end, it is possible to connect to the main sewer subject to specific conditions that ensure that the situation is resolved before any works are commenced on the site. It is therefore considered that the proposal complies with the requirements of policy ISA 1 of the LDP.

- 5.103 Policy PCYFF 6 requires proposals to incorporate water conservation measures where feasible, including Sustainable Urban Drainage Systems (SUDS) and that proposals for over 1,000m<sup>2</sup> are supported by a water conservation statement. Water Conservation Statement matters have now been submitted which set out the water conservation proposals as well as confirming the intention to provide a Sustainable Urban Drainage System, and whilst the statement does not provide full details for achieving this, it is considered acceptable in terms of policy requirements PCYFF 6 of the LDP.

### **Pollution**

- 5.104 There is a long history of the site being used for activities such as layering metal and glue, rubber processes, associated asbestos waste processes, and the Public Protection Unit noted that the site is heavily contaminated in some areas due to diesel fuel which has also contaminated the existing drainage system.
- 5.105 Although the proposed use may not result in pollution, the construction phase may cause the movement of existing contaminants. The Public Protection Unit noted that, to date, the only information submitted in relation to this is included in the Asbestos Reports on the demolition of buildings on site. There are no reports available on the risk of contamination of the land, soil or water identified to be at significant risk in Section 1.14 of the Environmental Statement.
- 5.106 To this end a Desk Study is required at least which may include the information stated in the asbestos reports, but must be extended to include all risks to land, human health and water. A Desk Study is the first stage of a Contamination Assessment required for such a site with extensive industrial historic use, and as the LPA has an idea of the type of contamination present on the land, this can be secured by a planning condition if the recommendation is to approve the application. Therefore, it is considered that it is possible to ensure that the proposal is acceptable in terms of land pollution and complies with the policy requirements of PCYFF 2.

### **Language and Culture**

- 5.107 In accordance with the Planning (Wales) Act 2015 there is a duty to consider the Welsh language when making a decision on a planning application, where it is relevant to that application. This is reinforced further by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.
- 5.108 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.
- 5.109 It is noted that there are some specific types of development where the proposal will need to submit a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement/Report is expected to be submitted are set out in Policy PS1 of the Joint LDP together with Diagram 5 of the SPG.
- 5.110 Due to the scale of the development and the fact that the cumulative total of the floor area of the units will exceed the threshold of 1,000m<sup>2</sup>, a Welsh Language Statement will need to be submitted

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

with the proposal, setting out how the proposed development will protect, promote and strengthen the Welsh language (PS 1).

5.111 Furthermore, criterion 2 of Strategic Policy 1 states:

“Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large-scale housing development or large-scale employment development that would lead to a significant workforce flow.”

5.112 Further guidance in relation to a significant influx of the workforce is contained within the relevant SPG. Diagram 7 of the SPG identifies that a proposal will require a Welsh Language Impact Assessment, if it comprises 10 or more workers, and that the jobs are advertised beyond the travel to work area (Gwynedd and Anglesey).

5.113 Furthermore, it is noted in accordance with criterion PS 1 that a Bilingual Signage Scheme should be provided to deal with all operational signs in the public domain included in an application by public bodies and business and commercial companies and criterion 5 sets out the expectation that Welsh names will be used for new developments.

5.114 It is noted that a Welsh Language Impact Assessment has been submitted with the proposal, and the Language Unit has provided comments on it, which include significant concerns. The document contains information that is totally irrelevant to the submitted application, and there are some unfinished sentences and clause numbers without any text. The Language Unit stated that the analysis included is not sufficient for the scale of the development, and no study area has been established which includes a detailed breakdown of the area’s linguistic statistics. There is also insufficient information on the impact of the various services and employment opportunities that are part of the proposal.

5.115 There is particular concern about the employment opportunities offered – with only 79 jobs estimated as a direct result of the application – and how these would contribute to the stability of the language in the area. A statement is made on contributing to the retention of young people within the area, but there is a lack of evidence to support that statement.

5.116 It is acknowledged that the use of Welsh names and signs can be specified for the development should its principle be acceptable, and the agent for the application has confirmed that a Welsh name has already been selected for the site and that there is an intention to use bilingual signs in public areas. However, the comments of the Language Unit and the Welsh Language Impact Assessment submitted are noted, and it is not considered that sufficient information has been submitted as part of the application to ensure that the proposal would not adversely affect the Welsh Language and Culture. The proposal is contrary to the requirements of policy PS1 of the LDP together with the SPG on Maintaining and Creating Distinctive and Sustainable Communities and TAN 20 Planning and the Welsh Language.

#### **Community benefit / 106 agreement**

5.117 The Transport Unit together with the Countryside Department have confirmed the intention to request a contribution to upgrade the bus stop at the main entrance of the site along with a contribution for the maintenance of Lôn Las Menai as a result of its increased use associated with the proposal. No details of any contributions have been received or confirmation that the applicant is willing to contribute financially. However, should the recommendation be to approve the proposal, it would be possible to secure a suitable contribution through a 106 agreement before any

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

decision was formally released. To this end, it is considered that it would be possible to ensure that the proposal is acceptable in terms of the requirements of policy PS2 of the LDP relating to infrastructure and developer contributions.

### **The response to the public consultation**

5.118 The main concerns raised by third parties in response to the consultation mainly include support for the principle of re-developing the site together with the potential effects on linguistic matters, the landscape, the environment, the economy, residential amenities, noise and pollution, transport and Lôn Las Menai.

5.119 These representations have been considered by the Local Planning Authority as material considerations when preparing a recommendation for the application. Moreover, the relevant considerations associated with this proposal have been assessed in the context of relevant planning policies and guidance, and it is not considered justifiable to alter the recommendation of the application.

## **6. Conclusions:**

6.1 The proposal contains a number of development elements that needed to be considered under several planning policies and other environmental legislation. The principle of the main aspects of the development, which include the provision of commercial buildings, holiday lodges, holiday units and a leisure hub, was considered unacceptable for a number of reasons, as set out below. To this end it is considered that the proposal as a whole does not comply with the requirements of policy PCYFF 1 or criteria 1 and 2 of Policy PCYFF 2 of the LDP.

6.2 The Environmental Statement has sought to assess the impact on the environment and it was noted that a number of the appendices supporting this statement are inadequate or refer to the development prior to its revision (although the document was submitted with the revised plan). It is not considered that sufficient information has been submitted regarding a number of matters to ensure that this proposal would not have an adverse effect on the environment or the locality. The proposal has also been assessed under the Conservation of Habitats and Species Regulations 2017 and it is considered that insufficient information has been submitted in order to complete the assessment or to confirm that the proposal is acceptable.

6.3 The proposed development will develop a stalled site designated for employment use. The economic benefits have been recognised but there is still insufficient information to ensure that the proposal will not harm the Welsh language.

6.4 The visual and landscape effects were considered unacceptable and had a material adverse effect on the character of the AONB, the local landscape and the coastline and there is insufficient landscaping to mitigate the impact. It is also considered that it was not possible to ensure that the impact on residential amenity in terms of noise was acceptable, or the impact on the amenities of the Lôn Las Menai users.

6.5 There is insufficient information to ensure that the proposal would not adversely affect biodiversity or protected species or the trees (some protected) on the site. Furthermore, insufficient information has been submitted to provide a Habitats Regulations Assessment or confirm that there is no adverse effect on the nearby Special Area of Conservation.

PLANNING COMMITTEE	DATE: 22/11/2021
SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT	

- 6.6 The site is considered to be in a sustainable location and offers alternative modes of transport which reduces reliance on motor vehicle use, and the highway network is considered to be suitable to serve the proposal. However, there is concern regarding the operation of dealing with vehicles that will use the main entrance to the holiday park at peak times as a result of the priority system, and this may have a detrimental effect on road safety.
- 6.7 The proposal has demonstrated that the development will not cause any increase in the risk to life or any significant risk to property in relation to flooding or coastal effects. It is noted that it is possible to provide planning conditions in order to deal with and manage any impact as a result of pollution from the site.
- 6.8 There is now a proposal to connect the site's dirty waste water to the main sewer, and subject to conditions and dealing with Dŵr Cymru's capacity requirements, the proposal is acceptable in terms of this approach.
- 6.9 Any archaeological remains may be managed in an acceptable manner and recorded by the imposition of a condition requiring further archaeological investigation prior to commencement of development work. However, it is considered that the visual impact from the development on the Listed Park and Garden at Llanidan Hall could have a material adverse effect on the setting and views from the Park and Garden.
- 6.10 Given the above and taking into account all relevant planning issues, including policies and local and national guidance, and the representations received during the statutory consultation period with the statutory consultees, together with local residents and the planning history, it is believed that this proposal is unacceptable for the reasons set out in the above report.

## **7. Recommendation:**

### **7.1 To refuse – reasons**

1. It is not considered that sufficient information has been submitted as part of the application to ensure that the proposal would not adversely affect the Welsh Language and Culture. The proposal is therefore contrary to the requirements of policy PS1 of the Gwynedd and Anglesey Joint Local Development Plan 2017 together with the SPG on Maintaining and Creating Distinctive and Sustainable Communities and TAN 20 Planning and the Welsh Language.
2. Sufficient information has not been submitted as part of the application which sets out how the proposal complies with Policy CYF 5 Alternative Uses of Existing Employment Sites, and therefore the proposal does not comply with the requirements of the Policy. The proposal must therefore be considered contrary to the requirements of Policies CYF 1, CYF 5 of the Anglesey and Gwynedd Joint Local Development Plan 2017 together with the Supplementary Planning Guidance: Change of use of community facilities and services, employment sites and retail units.
3. The proposal is situated on an open and visual coastal site which forms the front elevation of extensive views of Snowdonia from the Anglesey AONB. This particular development falls within the LCA01 (Bangor Coastal Plain) Landscape Character Area and the Landscape Sensitivity and Capacity Study notes that within each area contributing to the National Park's setting there is typically no capacity for static caravan park / holiday lodge developments. However, outside these areas there may be some capacity for small to very small holiday lodges / caravan park developments that have been well designed and situated. The Study defines very small developments as up to 10 units and small developments between 10 - 25 units. The information on proposed landscaping is sketchy and does not include sufficient detail to confirm that it would be

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

acceptable in terms of type and scale. To this end it is therefore considered that the proposal is contrary to the requirements of criteria 1i) and 1ii) of policy TWR 3, point 3 of policy PS14 together with policies AMG 3 and PCYFF 4 of the Gwynedd and Anglesey Joint Local Development Plan 2017 and the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study' (Gillespies, 2014) as the proposal would lead to an abundance of static caravan sites or permanent alternative camping sites and would have a detrimental visual impact on the Anglesey AONB and the local landscape.

4. The Welsh Government's Economy and Infrastructure Department has confirmed that it is holding objection to ensure that arrangements can be made whereby vehicles will not accumulate on the A487 trunk road at peak times and the Council's Transport Unit is concerned about the same impact. To this end, the Local Planning Authority is not convinced that the plan would provide a safe access to the proposal, and therefore it does not comply with the requirements of criterion 1iii) of policy TWR 3, nor policies TRA 1 and 2 of the Gwynedd and Anglesey Joint Local Development Plan 2017 which ensures suitable access and road safety.
5. The leisure hub building which includes ancillary facilities to the holiday park, which will also be open to the public, together with 51 holiday units is substantial in bulk and height and would be fully visible above the existing trees which largely conceal existing buildings. To this effect, therefore, it is not considered that this part of the proposal complies with the requirements of criterion ii of policy TWR 2 of the Gwynedd and Anglesey Joint Local Development Plan 2017.
6. It is acknowledged that the proposed work on the Plas Brereton building is minimal and includes closing openings on the ground floor. However, the building is situated in the open countryside and the plan has been submitted to retain the building and use it as self-contained holiday units, therefore it is considered that it is appropriate to ensure the structural condition of the building before it can be confirmed as suitable for conversion. To this end, this part of the proposal is contrary to the requirements of criteria 3i and iii of policy CYF 6, point 4 of policy PS14 of the Gwynedd and Anglesey Joint Local Development Plan 2017 together with SPG 'Replacement Dwellings and Conversions in the Countryside' and paragraph 3.2.1 of TAN 23 Economic Development.
7. No evidence or information was submitted regarding the impact of the new holiday units within the Plas Brereton building and the leisure hub on the accommodation already available in the area. The Local Planning Authority is therefore not convinced that this part of the proposal would not lead to an excess of such accommodation in the area. Therefore, the intention is contrary to criterion v of policy TWR2, point 3 of policy PS14 of the Gwynedd and Anglesey Joint Local Development Plan 2017 together with SPG: Holiday Accommodation.
8. No information has been submitted in relation to how the facilities in the leisure hub that will be available to the public comply with Policy MAN 6 of the Gwynedd and Anglesey Joint Local Development Plan 2017 and in particular the impact of the proposal on Caernarfon town centre. Therefore, to this end, it is considered that it is not possible to confirm whether the proposal is acceptable in this respect, nor with respect to point 6 of policy PS16 of the Gwynedd and Anglesey Joint Local Development Plan 2017.
9. The proposal as a whole is considered contrary to the requirements of criterion 7 of policy PCYFF 2, the principles of policies PCYFF 3 and PCYFF 4 of the Gwynedd and Anglesey Joint Local Development Plan 2017, because the proposal would have a detrimental effect on the characteristics of the local area, the proposal does not add to or enhance the character and appearance of the site and it does not respect its context, and because of the lack of suitable landscaping.
10. There is no noise assessment or information as to the effect of the proposal on the amenities of the users of Lôn Las Menai and to this end, it is considered that there is potential for a significant

<b>PLANNING COMMITTEE</b>	<b>DATE: 22/11/2021</b>
<b>SENIOR MANAGER PUBLIC PROTECTION AND PLANNING SERVICE REPORT</b>	

adverse effect to arise from the development in terms of noise and increased use of the Lôn Las Menai path. Therefore, the proposal is considered to be contrary to the requirements of criterion 7 of policy PCYFF 2, and criteria 4 and 10 of policy PCYFF 3 of the Gwynedd and Anglesey Joint Local Development Plan 2017.

11. It is not considered that sufficient current information has been submitted as part of the application to ensure that the proposal would not adversely affect biodiversity, protected species or trees on the site. Therefore, the proposal is contrary to the requirements of policies PS19 and AMG 5 of the Gwynedd and Anglesey Joint Local Development Plan 2017 together with TAN 5: Nature Conservation and Planning.
12. The Council's Biodiversity Unit has confirmed that it believes that insufficient information has been provided to enable the Local Planning Authority to undertake a Habitats Regulations Assessment (HRA) and to determine the likely impact on the Menai Strait and Conwy Bay SAC and the Skerries SPA. HRA assessment requires information to demonstrate, to a high level of certainty, that the proposal will not have any adverse effect on the designated species and habitats of the site, and to this end, it cannot be confirmed that the proposal does not comply with the requirements of the Habitats and Species Regulations 2017 and that the proposal will not adversely affect the SAC or SPA. The proposal is therefore contrary to the requirements of policies PS19 and AMG 4 of the Gwynedd and Anglesey Joint Local Development Plan 2017.
13. There are significant concerns about the visual impact of the proposal from the Listed Park and Garden at Llanidan Hall, and there is insufficient information in relation to the LVIA to ensure that the proposal will not have a significant impact on the setting or views from the Park and Garden. It is therefore considered that the proposal is contrary to the requirements of policies PS20 and AT1 of the Gwynedd and Anglesey Joint Local Development Plan 2017 on this matter.