

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

Number: 7

Application Number: C21/0803/11/LL

Date Registered: 13/08/2021

Application Type: Full

Community: Bangor

Ward: Hendre

Proposal: Erect 25 affordable dwellings, access, parking facilities, landscaping and associated works

Location: Railway Institute, Euston Road, Bangor, Gwynedd, LL57 2YP

Summary of the Recommendation: TO APPROVE SUBJECT TO COMPLETING A SECTION 106 AGREEMENT FOR A FINANCIAL CONTRIBUTION FOR OPEN SPACES.

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

1. Description:

1.1 This is a full application to provide 25 flats, a new access, parking spaces, landscaping and associated works on the former site of the Railway Institute on Euston Road to the south-west from Bangor city centre. The application can be split into several different elements, which include:

- Provision of 25 residential units in the form of self-contained flats / apartments which include the provision of 15 one-bedroom flats (2 persons) and 10 two-bedroom flats (3 persons), with the scheme to provide 100% social units based on social rent with Adra to act as the registered social landlord.
- Provision of 13 parking spaces within the site and creation of a new access off Euston Road, with four of the spaces provided as disabled parking spaces, and some of the parking spaces will be located under the new building. Four parking spaces will have electric vehicle charging points
- Also as part of the plan (but outside planning control), it is proposed to formalise the parking spaces along Euston Road by proposing that the Council implements a parking licensing scheme to prevent any railway passengers from parking in the local area and blocking parking spaces for current residents.
- Erection of a building that varies in height, from a two-storey building to a four-storey building, following the gradient of the site and set-out in the form of a *rectangle* with the exterior elevations broken up by using numerous and varied openings, different materials (e.g. clean brickwork, painted render and metal cladding), as well as recessed walls.
- *Soft* landscaping to include the creation of a vegetable garden, planting of trees and shrubs around the site's boundaries and developing a corner of the site as an ecological plot. The *hard* landscaping will include creating a path around the building as well as a landscaping terrace and provision of garden furniture and creation of communal amenity space around the building.
- Installation of solar panels on the roofs.

1.2 The site is located on the corner of Euston Road to the south-west of the city centre and below the railway station. Currently, it is a plot of derelict and redundant land (brownfield site), formerly the Railway Institute social club (the original building was demolished back in 2016). The site measures 0.15ha with the land running from the west to the east and the height of the proposed building varying from 11m in the highest part and the lowest part of the site to 16.5m in the centre of the site (reduced to 14m considering the level of the nearby road). Residential dwellings are located to the north of the site (11 and 12 Euston Road), the Post Office's distribution unit is located to the east, and residential dwellings are located to the south (Demnan Road and Penchwintan Road) and the residential dwellings of Euston Road are located above the site and to the west.

1.3 The site is located within the Bangor development boundary, as contained in the Anglesey and Gwynedd Joint Local Development Plan, 2017 (LDP), however, it has not been designated for any specific use. In order to support the application, the following documents were submitted - Planning Statement; Design and Access Statement; Planning Drawings and Images; Welsh Language Impact Assessment; Affordable Housing Needs Assessment; Housing Mix Statement; Drainage and Flooding Risk Assessment; Transport Statement; Drainage and Highways Engineering Drawings; Ecological Appraisal; Arboricultural Impact Assessment; Acoustic Planning Report and Daylight and Sunlight Report.

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

1.4 It was confirmed that the applicant had undertaken a pre-application consultation in accordance with the requirements of Article 1 of the Town and Country Planning Act (Development Control Procedure)(Wales)(Amendment) 2016, as the proposal is defined as a *major development*. A Pre-application Consultation Report (*PAC*) has been included with the application to reflect this consultation.

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations (Wales) Act 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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

Policy PS 1 - the Welsh language and culture.

Policy PS 2 - infrastructure and developer contributions.

Policy ISA 1 - infrastructure provision.

Policy ISA 5 - provision of open spaces in new housing developments.

Policy TRA 2 - parking standards.

Policy TRA 4 – managing transport impacts.

Policy PS 4 - sustainable transport, development and accessibility.

Policy PS 5 - sustainable development.

Policy PCYFF 1 - development boundaries.

Policy PCYFF 2 - development criteria.

Policy PCYFF3 – design and place shaping.

Policy PCYFF 4 - design and landscaping.

Policy PCYFF 5 - carbon management.

Policy PCYFF 6 - water conservation.

Policy PS 17 - settlement strategy.

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

Policy TAI 1 - Housing in the Sub-regional Centre and the Urban Service Centres.

Policy TAI 8 - an appropriate mix of housing.

Policy TAI 15 - threshold of affordable housing and their distribution.

Policy AMG 5 - local biodiversity conservation.

Policy PS 20 - preserving and where appropriate enhancing heritage assets.

Gwynedd Design Guidance (2003).

Supplementary Planning Guidance (SPG): Housing Mix.

SPG: Maintaining and Creating Unique and Sustainable Communities.

SPG: Affordable Housing.

SPG: Open Spaces in New Housing Developments.

SPG: Planning Obligations.

2.4 **National Policies:**

Planning Policy Wales, Edition 11 (2021).

Future Wales: The National Plan 2040.

Wales Development Quality Requirements, Appendix A and B (2021).

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2017).

TAN 5: Planning and Nature Conservation (2009).

TAN 12: Design (2016).

TAN 18: Transport (2007).

TAN 20: Planning and the Welsh Language (2017).

3. **Relevant Planning History:**

3.1 C15/0533/11/LL - Application for the demolition of the existing building and erection of a three-storey building to create 27 flats for students, relocation of pavement and creation of lay-by and parking for 7 vehicles. Approved on appeal 24/05/16

3.2 C15/1151/11/HD – Notice of intent to demolish a building. Approved 09/12/15.

3.3 C16/0781/11/LL - Change condition number 2 (in accordance with the approved plans) of planning permission number APP/Q6810/A/16/314218 to modify the internal layout of the second floor to provide 8 one bedroom units and 2 four bedroom units instead of 8 one bedroom units. Approved 26/09/16.

3.4 C16/1656/11/LL - amended application to erect a new building in order to provide 48 living units for students. Approved on appeal 08/09/17.

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

4. Consultations:

Community/Town Council:

In general, the application was welcomed as there is a real need for affordable units such as these in the city. All of the main concerns were associated with the parking: The developer has provided for 13 parking spaces for 25 units. The suggestion is that any other cars should park in a row down from the top of Euston Road. Members felt that this showed a lack of imagination and that parking on the side would mean more space. They could even use some of the vacant spaces on the railway's land. There was a feeling that more imagination should be used when considering parking in the area around the flats.

The development could be used to improve parking in the city by offering a vision for parking on Euston Road and the vicinity, for the benefit of the small businesses in West End and the residents of Tai Stesion. Planning benefits can be obtained as a result of this development, by having a new vision for parking.

It was also said that it was illegal to reverse out onto the highway, but there are enough instances where this already happens in the city.

It was proposed to support the application, but to also ask the developer to seriously consider re-designing the parking spaces, for the benefit of this development and for the benefit of the local residents.

Transportation Unit:

No objection in principle, subject to including relevant conditions.

Natural Resources Wales:

No objections but observations relating to protected species, flood risk and advice to the applicant regarding managing the environment.

Welsh Water:

A condition relating to the introduction of a foul water drainage plan from the site for the development.

Public Protection Unit:

No response.

Fire and Rescue Service:

The Fire Authority has no observations regarding the access for fire vehicles and a water supply.

The Fire Authority will have an opportunity to provide observations on the fire safety measures during the Building Regulations Consultation process.

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

Language Unit: No response.

Biodiversity Unit: Agree with the mitigation and biodiversity improvement measures within the Ecological Appraisal document and there must be compliance with the content of this document as well as the provision of an Environmental Building Management Plan should the application be approved.

Trees Unit: The Arboricultural Impact Assessment acknowledges that nine trees need to be felled in order to enable the development, the landscaping plan seeks to mitigate against this loss by planting trees around the building and having a wild area in the rear, to be agreed with the project's ecologist.

There is a need for the species being planted to be native species, and if they die within the first three years following the construction work, the applicant will be required to re-plant them.

During the demolition and building work, there is a need to impose a condition regarding the tree protection measures and working method as outlined in the trees assessment (Arboricultural Impact Assessment).

Water and Environment Unit: Since 7 January 2019, sustainable drainage systems (SuDS) are required to control surface water for every new development of more than one dwelling or where the building surface area has drainage implications of 100m² or more. Drainage systems must be designed and constructed in accordance with the minimum standards for sustainable drainage as published by Welsh Ministers.

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

Due to the size and nature of the development, an application will need to be provided to the SuDS Approval Body for approval before construction work commences. It appears that the developer intends to drain the site in a suitable sustainable manner; however, until an application is made to the SAB, there is no certainty that the site plan would enable compliance with the full suite of national SuDS standards. Early consultation with the SuDS Approval Body is recommended.

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

North Wales Police, Crime
Prevention By Design
Consultant:

When looking at the plans, there are no observations to make at present and it is expected for the applicant to contact the police in the future in order to receive a Secure by Design accreditation.

Strategic Housing Unit:

Information about the need:

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

Suitability of the Scheme:

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

Meets

The need in the area

The plan has been included within a specific programme that receives a Social Housing Grant from WG.

These plans contribute directly to the aim of Gwynedd Council's Housing Action Plan to provide more housing and residential units to meet with the current high demand that exists in the county.

Public Consultation:

A notice was placed on the site, advertisements were placed in the press and nearby residents were informed; the advertisement period has already ended however no response was received from the public to the application following the statutory advertisement period.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The principle of constructing houses on this site is based in Policies PCYFF1, TAI1, TAI15, PS5 and PS17 of the LDP. Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the LDP, national planning policies and other material planning considerations. As referred to above, the site is located within the development boundary of the Bangor sub-regional centre.
- 5.2 Bangor is identified as an Urban Service Centre in Policy TAI1 and this policy supports housing developments to meet the LDP's Strategy (Policy PS17), which are located on housing designations and suitable windfall sites within the development boundary, and are based on the indicative provision contained within the LDP itself. The indicative housing supply for Bangor over the LDP period amounts to 969 units, which includes a slippage allowance of 10% - 393 on designated sites and 576 on windfall sites. During the 2011-2021 period, a total of 675 units have been completed in Bangor (266 on designated sites and 409 on windfall sites). In April 2021, the windfall land bank (i.e. sites with extant planning permission on sites not designated for housing) stood at 118 units,

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

with further permission for 70 units on sites designated for housing. It is noted that the LDP refers to an indicative figure of 115 houses on two further sites that have been designated for housing in Bangor but have not received planning permission. It is noted that an existing application (ref. C20/1030/11/LL) is currently being considered for 66 houses and that the Adra application for 39 affordable flats for people aged 55+ (C21/0648/11/LL) has already been approved at Committee on 01.11.21 and 30 units were recently approved on appeal on the Pen y Ffridd site.

5.3 This means that Bangor, by completing the existing land bank, reaches its indicative growth level of 969 units and, in such circumstances, consideration will be given to the units that have been completed thus far within the Key Centres tier where there is a shortage of 371 units. Under such circumstances, confirmation will need to be received with this particular application outlining how the proposal would address the needs of the local community. To this end, the following information was submitted: -

- Provision of 25 residential units, 100% affordable, on an accessible *brownfield* site within the development boundary with the units provided for local people, including those people with disabilities.
- Although the capacity figures for Bangor have been reached, the mix of units proposed to be provided here is based on the demand figures for the local needs for the local area and of flexible occupancy as the plan is delivered with support from Welsh Government's Social Housing Grant and from this perspective, all units will be subject to social rent levels.
- As shown in SPG: Housing Mix (2018), the demand for one and two bedroom units on social rent will increase in the near future with one-bedroom units increasing from 13% to 26% and two-bedroom units increasing from 32% to 44%. It also shows that the demand for three-bedroom social rent units will reduce from 50% to 23%.
- The units will be designed to the requirements of the Wales Development Quality Requirement (2021), ensuring that all units are flexible and respond to the changing needs of residents/households in the future.

5.4 The proposal involves providing 100% affordable residential units and Policy TAI15 states that Bangor is located within the *North Coast and South Arfon* house price area in the LDP; it is noted that a provision of 20% affordable housing is viable, which is the equivalent of providing five affordable units in relation to this application. As the proposal involves providing 100% affordable units, and provided there is a need for this type of units, the proposal meets the requirements of Policy TAI15 of the LDP.

5.5 Policy PS5 states that developments will be supported where it can be demonstrated that they are consistent with the principles of sustainable development, including reusing sites located in appropriate locations. In this case, it can be considered that the application site is a previously developed site (*brownfield land*) that is suitable for residential use in an area which, for the most part, includes high density residential dwellings that are accessible to alternative modes of transport to using a private car.

5.6 Given the above and considering that extant permission exists on the site for 48 living units for students subject to meeting the appropriate conditions (permission to cease on 08.09.22), it is

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

believed that this latest application on this particular site is acceptable in principle. It is also required that the proposal complies with other relevant planning policies and these are discussed below.

Affordable housing and housing mix

5.7 An Affordable Housing Statement was submitted by Adra with the application as well as a Housing Mix Statement. This information states: -

- Although Adra has around 6,300 affordable rent homes in Gwynedd, there is a need for more such accommodation within the county, which are to be constructed to comply with Welsh Government requirements - Wales Housing Quality Standard.
- That this current plan will offer social rented flats for local people, including people with disabilities who have registered with the Gwynedd Common Housing Register.
- The proposal will provide 15 one-bedroom flats (2 persons) and 10 two-bedroom flats (3 persons).
- The proposal offers 100% affordable units, which far exceeds the 20% required by the relevant planning policy.
- The success of the proposal relies on attracting a grant from Welsh Government and the Strategic Housing Unit has confirmed that the plan is included within a specific programme that receives the Welsh Government Social Housing Grant and a grant from Gwynedd Council.
- Following the receipt of figures from the Council's Options Team (October, 2020), it appears that 1147 people are in need of a one-bedroom social flat in Bangor and 904 people are in need of a two-bedroom social flat in Bangor.
- The proposal provides affordable units of varying sizes (although it continues to be affordable in terms of floor area and compliance with relevant policies and SPG) and high quality.
- Based on the impact of the Bedroom Tax on families who claim housing benefit, the number who under-occupy their homes in Bangor is 121 for one-bedroom houses and 38 for two-bedroom houses that equate to 13% of the Adra housing stock in the area.
- The SPG: Housing Mix anticipates that the need for one and two bedroom units will increase in the near future with one-bedroom units increasing from 13% to 26% and two-bedroom units increasing from 32% to 44%.
- These units will not be let to students.

5.8 Given the above information, the observations of the Council's Strategic Housing Unit and ensuring that the homes will be affordable now and in perpetuity (by imposing a standard planning condition within any planning permission that relates to agreeing on details such as determining eligible occupants for the affordable homes and details of the timetable to transfer the affordable units) it is believed that the proposal is in accordance with the requirements of Policies TAI 8 and TAI 15 of the LDP together with the advice included in SPG: Housing Mix and Affordable Housing.

Visual amenities

5.9 The site is prominent within the local streetscene and the catchment area includes buildings of a varied size, height, elevations and era including modern, Victorian age and Edwardian age dwellings, a Victorian railway station and more modern dwellings/flats. The main construction materials that are common to the nearby area are clean red brickwork, natural slate, steel profile covering, smooth render as well as pebble-dash.

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

5.10 The design principles of the proposed building follow those principles discussed by the Planning Inspector during the previous appeal for 48 units for students and these can be noted as follows: -

- Scale - the scale of the proposed building varies from being two-storey to four-storey and they were designed in a stepped form considering the site's topography and the adjacent land. The exterior elevations will be broken up by using recessed walls and breaks in the walls and roofs. It is believed that these elements of the development will result in keeping the roofs as low as possible in order to make a close connection with nearby property. Using various materials on the exterior elevations (including a vast number of openings) will also assist to reduce the physical impact of the new building on the local streetscape.
- Design - as referred to in the above assessment, the new building has been designed in a stepped form in order to reflect the topography of the local landscape. The design concept is the creation of a striking and modern building and the design reflects this objective by using the various architectural features throughout the whole building, reflecting the plan from Adra which is currently under-way on Farrar Road (application number C19/0078/11/LL). The design of the building creates a vertical rhythm by using recessed walls with cables between them. Natural slate roofs (that would also include solar panels), reflecting the roofs of buildings in the vicinity of the application and using clean brickwork with a steel cover would also reflect the building materials that exist in the vicinity of the site.
- Setting - the setting and location of the proposed building within the site reflects the setting and location of the buildings previously approved on appeal for 27 and 48 living units for students and this is due to the physical constraints of the site and the need to avoid any substantial impact on the residential and general amenities of nearby occupants. The site is located within an urban context (despite the vegetation located nearby) and the setting of the building reflects the setting of nearby residential dwellings in the form of terraces.
- Landscaping - due to the physical constraints of the site, any landscaping on the southern and western boundaries of the site will be in the form of tree planting, with the embankment to the rear of the proposed building designed *to be returned to nature* and provide a natural green plot for prospective residents. The landscaping plan will include *soft* landscaping and *hard* landscaping to include footpaths around the building and the creation of a landscaping terrace, *rain garden* and planting of indigenous hedges.

5.11 Considering the above assessment, it is believed that the proposal is acceptable on the basis of the impact of visual amenities and it is envisaged that in the end it will create a positive contribution to the character of this section of the streetscape. Planning Policy Wales, Edition 11, as well as TAN 12: Design, supports developments that promote and encourage *good design* by providing opportunities for innovative design that meets current and future needs. To this end, therefore, it is believed that the proposal is acceptable based on its visual impact and based on landscaping and that it complies with the requirements of Policies PCYFF3, PCYFF4 and AMG5 of the LDP.

General and residential amenities

5.12 As referred to above, residential dwellings are located to the north, south and west of the application site together with their private gardens/amenity spaces. Number 11 and 12 Euston Road are located on the outskirts of the north-western corner of the site with number 11 and a few trees along the southern boundary of its rear garden and a timber fence measuring approximately 1.2m high. Numbers 1 to 10 Euston Road have views towards the east and down towards the site and numbers 11 and 13 Denham Road and their northern gable ends face the application site on a plateau that is slightly lower than the application site itself. The nearest dwelling to the proposed building is

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

number 11 Euston Road with a 6m void between its southern gable end and northern gable end at the highest part of the proposed building (which is a reflection of the void approved on appeal).

- 5.13 To support the application, a Report on Daylight and Sunlight and the impact of the development on nearby property as well as on the occupants of numbers 1-8 and 11-12 Euston Road, and 11-14 Denman Road, was submitted. The Report concludes: -
- The Post Office's distribution unit is not a domestic property/residential dwelling and so it is not subject to the requirements of relevant British Standards.
 - The main impact on loss of light and shadowing will fall on the garden of number 11 Euston Road, which would be likely to lose 0.8 times its current sunlight value due to the setting of the new building (the garden will then receive 41% sunlight compared with the minimum of 50% which is expressed in the *British Research Establishment* (BRE)).
 - However, the authors of the Report states that the garden will continue to receive a reasonable amount of sunlight, particularly during the summer when any shadowing is at its lowest and when most use is made of gardens, but with more shadowing during the winter when minimum use will be made of gardens.
- 5.14 Also submitted was an Acoustic Planning Report to support the application and this document states that the development must comply with noise level requirements recommended by BS 8233:2014 and noted within the Report itself. Confirmation was received from the Planning Inspector in relation to the previous proposal for 48 student living units, although such use would be likely to create noise nuisance, that it would not create extreme noise levels, and that the vast majority of the noise would occur during the day. He elaborated by confirming that considering a minimum increase in noise and general disruption as well as the setting of dwellings near the development, that the development itself would not cause damage to the living conditions of local neighbours and that it would not involve an overdevelopment of the site. It is noted here also that the proposed use is use that complements the use of the local area as an established residential area and that any impact would be an impact that already exists in this residential area and not unexpected should this application be approved. Considering the density of this current use in comparison with the density of the living units for students, it is not believed that this current proposal, if approved, will substantially undermine or disrupt the general and residential amenities of nearby residents on the grounds of noise nuisance and the creation of an oppressive development.
- 5.15 In relation to loss of privacy and overlooking, the property that could be affected the most is number 11 Euston Road, which has a large window on the ground floor and a small window on the first floor that faces the highest part of the site. This part of the proposed building will be a two-storey building of the same roof height as number 11 with two narrow windows facing number 11 on the ground floor and on the first floor in order to light the kitchens/dining rooms. Due to the proximity of these windows to the southern gable end of number 11, the applicant has confirmed that two windows of opaque glass will be used to mitigate against any overlooking and loss of privacy and this can be ensured by imposing a relevant condition on any planning permission.
- 5.16 The highest part of the building (which would abut the western boundary of the site) directly faces numbers 1-6 Euston Road, located on a higher plateau than this part of the application site. Although this proposed building includes openings of a various size and design facing this part of Euston Road, it is not believed that it would result in substantial overlooking and loss of privacy into these properties based on the two-storey height of the proposed building compared with the height of the Euston Road terrace and the fact that the principle of locating a number of windows

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

on these elevations of the proposed building has already been received in the previous appeal decisions. This is the nature of a vast number of the houses within the local area that are located in a terrace that face each other, creating community and passive overlooking.

- 5.17 Based on the above information, it is believed that the proposal is acceptable based on the requirements of Policies PCYFF 2 and PCYFF 3 of the LDP.

Transport and access matters

- 5.18 The proposal includes providing 13 parking spaces and the access to these are under the eastern part of the proposed building, i.e. in the lowest part of the site and as noted above, the number of parking plots proposed as a part of the proposal is concerning to the Civic Council. However, the Transportation Statement submitted with the application confirms that the parking provision and the nearby roads network and the access to the site are suitable to provide for the expected volume of traffic created by the proposed development. It goes on to state that the number of vehicles expected for the site to generate is not substantial and, so, it is unlikely to have any substantial impact on the operational ability of the broader highways network that serves the site. It is also noted in the statement that the site is located within an acceptable walking and cycling distance to local facilities and services such as public transport and the railway station. The applicant proposes to formalise the parking spaces along Euston Road by proposing that the Local Highways Authority implements a parking permit plan to prevent any railway passenger from parking on the hill and blocking possible spaces for existing residents (this would be a matter outside planning control, to be arranged between Adra and the Transportation Unit).

After undertaking the statutory consultation process, the Transportation Unit does not have any objection in principle to the development, subject to the inclusion of relevant standard conditions relating to visibility splays and parking plots. It is therefore believed that the proposal is acceptable on the grounds of the requirements of Policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.19 In order to support the application and due to the presence of trees within the site and on its periphery (with the site representing good connectivity to a green area within the city), an Ecological Appraisal and Arboricultural Impact Assessment was submitted. In response to the statutory consultation process, the Biodiversity Unit and the Trees Officer have stated that the content of the above documents is acceptable, subject to planning conditions being included on any planning permission that refers to (i) the need to comply with the mitigation recommendations within the above documents; (ii) the need to submit a Biodiversity Improvement plan and (iii) the need to submit an Environmental Construction Management Plan. To this end, therefore, it is believed that the proposal is acceptable based on the requirements of Policy AMG 5 of the LDP.

Sustainability matters

- 5.20 There are a number of policies within the LDP that promote sustainability in new developments in Gwynedd. Policy PS 5 refers to the need to re-use previously used land and buildings wherever possible. Policy PCYFF 5 states that a contribution from renewable or low carbon energy will need to be demonstrated to satisfy the proposal's needs for electricity and heating and Policy PCYFF6 states that proposals should incorporate water conservation measures where practicable.

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

- 5.21 To support the application under the sustainability heading, the following documents were submitted: - Transportation Statement, Water Conservation Statement and Planning Statement as well as confirmation that all living units will meet the SAP Standards A - this is mandatory under the development's funding requirement. It is considered that the site is previously developed, is accessible for various methods of travel and the applicant has a sustainability strategy in mind that entails using sustainable materials and measures to reduce energy use such as insulation measures and measures that involve the use of sustainable heating and hot water systems (e.g. installation of solar panels on the roof). The Water Conservation Statement states that the proposal will include measures to harvest and control surface water that flows from the site. To this end, therefore, it is believed that the proposal complies with the requirements of Policies PS 5, PCYFF 5 and PCYFF 6 of the LDP.

Educational Matters

- 5.22 The relevant policy within the context of educational contributions for residential developments is Policy ISA1 of the LDP. The SPG adopted to support the previous Development Plan continues to be a material consideration when determining planning applications until they are replaced by new ones. To this end, it is material to consider the contents of SPG: Housing Developments and Educational Provision when discussing this application. The Joint Planning Policy Unit, following the statutory consultation process, has confirmed that no educational contribution will be needed in the context of this particular application as there is sufficient capacity in the local schools for the numbers of children anticipated to derive from this development. The local schools include Our Lady's School, Ysgol Gynradd y Garnedd, Ysgol Uwchradd Tryfan and Ysgol Uwchradd Friars. The proposal therefore complies with the requirements of Policy PS 2 of the LDP.

Open space matters

- 5.23 According to Policy ISA5 of the LDP, it is expected for proposals for 10 houses or more in areas where current open spaces cannot satisfy the needs of the proposed housing development to offer a suitable provision of open spaces in accordance with the *Fields in Trust* benchmark standards. The current information received from the Joint Planning Policy Unit in relation to this particular application confirms that there is a lack of children's play areas and a lack of play areas with equipment for children in the catchment area of the application site. Therefore, to this end, a financial contribution of £2712.01 will be needed and such contribution will be given towards improving, maintaining or creating a suitable play area off the site rather than a direct provision within the development site itself. This can be secured by arranging a planning obligation under Section 106 of the Town and Country Planning Act 1990, and on these grounds it is believed, therefore, that the proposal complies with the requirements of Policy ISA 5 of the LDP.

Linguistic matters

- 5.24 A Welsh Language Impact Assessment was submitted with the application in accordance with criterion 2 of Policy PS 1 of the LDP and the Assessment concludes that the development overall would have a neutral impact on the Welsh language and community of Hendre Ward and nearby areas, based on the 100% provision of affordable units to meet the local need noted above that is affordable for local people. The impact is neutral as the proposed residents will move from within the boundaries of Bangor or Gwynedd to the application site and it is anticipated that there will not be an increase in the number of Welsh speakers as it is likely that the residents are Welsh speakers already.

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

- 5.25 The applicant also notes that the proposal will provide a flats plan for local people on a site with extant planning permission for 48 student living units and that a higher proportion of local people speak Welsh in comparison with the student population. The proposal will ensure a supply of modern affordable housing stock for individuals and young families who speak Welsh, without being forced to search for a house outside the city.
- 5.26 Subject to the receipt of favourable comments from the Language Unit, it is believed that the application can be approved on the grounds of its compliance with the requirements of Policy PS1 and the SPG: Maintaining and Creating Unique and Sustainable Communities.
- 5.27 In order to ensure that the proposal is fully compliant with the requirements of Policy PS 1, specifically, criteria 4 and 5 which note the need to ensure bilingual signs and a Welsh name for the new development, it is proposed to impose a standard condition that would require details to be agreed in relation to these elements. In doing so, it is believed there would be a positive impact on the local community and it would add to the linguistic character of the local area and protect it. Given the above assessment, the development can be considered acceptable based on the requirements of Policy PS1 and SPG: Maintaining and Creating Unique and Sustainable Communities.

Relevant Planning History

- 5.28 An application to demolish the Railway Club for 27 student flats was refused under application number C15/0533/11/LL on the grounds of over-development, noise and disturbance at the expense of the amenities of nearby residents. However, the subsequent appeal was approved in May 2016.
- 5.29 An amended application for 48 student living units was refused under application number C16/1656/11/LL on the grounds of the development's impact on the living conditions of nearby residents. However, the subsequent appeal was approved in September 2017, with the Planning Inspector in summarising his report expressing that the development would not harm living conditions for nearby residents on the grounds of noise and over-development and that he, therefore, had no reason to refuse the proposal. This permission remains valid, subject to compliance with planning conditions.
- 5.30 This current proposal for 25 affordable flats is very similar in form, setting and scale to the previously approved developments and considering that the principle of locating a relatively substantially sized building for residential use has already been accepted on this particular site, it is believed that this latest proposal is acceptable within the context of the site's planning history.

6. Conclusions:

- 6.1 Having considered the above assessment, it is believed that the proposal, as submitted, would improve the visual appearance of the site that is currently dormant and it is believed that the fact that 100% of the units are affordable would respond to the needs already identified; also, it is considered that it greatly contributes towards the affordable housing needs of the city. In assessing the current proposal as a whole, no substantial harmful impact was identified that is contrary to local planning policy and relevant national advice. To this end, therefore, it is believed that the proposal is acceptable subject to the inclusion of the following conditions.

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

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application subject to the applicant completing a Section 106 agreement to ensure a financial contribution for the provision of open spaces and the following conditions:-
1. Five years.
 2. In accordance with the plans/details submitted with the application.
 3. Compliance with the landscaping plan along with future maintenance work.
 4. Welsh Water condition relating to submitting a foul water scheme for the development.
 5. Secure a plan/arrangements to provide the affordable units e.g. mix, tenure, occupancy criteria, timetable and arrangements to ensure that units are affordable now and in perpetuity.
 6. Compliance with the recommendations of the Ecological Appraisal and Arboricultural Impact Assessment.
 7. Agree on details regarding Welsh names for the development before the residential units are occupied for any purpose along with advertising signage informing and promoting the development.
 8. Working hours limited to 8:00-18:00 Monday to Friday; 08:00-13:00 Saturday and not at all on Sunday or Bank Holidays.
 9. Submission of a Construction Method Statement to include measures to reduce noise, dust and vibration to be agreed with the LPA.
 10. Ensure that the two windows facing the gable end of number 11 Euston Road have permanent opaque glass.
 11. Relevant conditions from the Transportation Unit.

Note: Need to submit a sustainable drainage system application to be agreed with the Council.