

PLANNING COMMITTEE	DATE: 23/09/2019
REPORT OF THE SENIOR PLANNING SERVICE AND PUBLIC PROTECTION MANAGER	CAERNARFON

Number: 1

Application Number: C18/0520/44/LL

Date Registered: 04/07/2019

Application Type: Full - Planning

Community: Porthmadog

Ward: Porthmadog East

Proposal: Application for the demolition of existing building and erection of hotel with ancillary restaurant and bar together with associated works including alterations to existing vehicular access, creation of parking spaces, landscaping and provision of bin store (revised scheme)

Location: Tŷ Moelwyn, Britannia Terrace, Porthmadog, Gwynedd LL49 9AB

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 Full application for the demolition of existing building and re-development of the site by erecting a hotel with ancillary restaurant and bar together with associated works including alterations to existing vehicular access, creation of parking spaces and bicycle storage and service area as well as landscaping and provision of bin store.
- 1.2 For clarity, this application has been amended since it was originally submitted. Originally, the application was to demolish the building and erect a new three-storey hotel to comprise 66 bedrooms, restaurant and bar with associated facilities including 57 parking spaces.
- 1.3 The application now offers the following:
- Three/four storey building providing a total new floor area of 2,978m²
 - 80 bedrooms over three/four storeys, restaurant and bar on the ground floor with associated facilities
 - 56 parking spaces (including three designated disabled spaces) and bicycle storage
 - Externally, the building will be finished in a combination of render, timber cladding and natural stone on the walls and natural slate on the pitched roofs
 - Soft landscaping throughout the site including planting trees and shrubs
- 1.4 The site is in a prominent location when approaching the town of Porthmadog over the Cob from the south east. The existing site includes a building that was used until fairly recently as offices and a standard access can be seen from the adjacent highway with parking spaces past the rear of the site. Walking and cycling paths run along the side and back of the site with another elevated public footpath opposite on the Cob that is also shared with the Welsh Highland Railway.

The site is within or close to the following designations:

- Glaslyn and Dwyryd Special Landscape Area
- Porthmadog Conservation Area
- Aberglaslyn Landscape of Outstanding Historical Interest
- C1 Flood Area
- Morfa Harlech Site of Special Scientific Interest
- Glaslyn Site of Special Scientific Interest
- Pen Llŷn a'r Sarnau Special Area of Conservation

It is also noted that y Cob is a Grade II listed structure and Tros y Bont (Britannia Place), a row of residential housing to the north-west, are also Grade II listed buildings.

- 1.5 This application, due to its size, is defined as a major development. In accordance with the requirements of the Town and Country Planning Order (Development Management Procedure) (Wales) 2012, a pre-application consultation report was received as part of the application. The report shows that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report contains copies of the responses received and the planning application has been drawn up to take those observations into consideration.

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1.6 The following documents were received as part of the application:

- Flood Impact Assessment
- Pre-application Consultation Report (PAC)
- Geo Environmental Assessment (Pollution)
- Needs and Sequential Assessment
- Planning Statement
- Design and Access Statement
- Language Statement
- Protected Species Assessment
- Transport Statement
- Heritage Impact statement
- Water Conservation Statement
- Energy Assessment

2. Relevant Policies:

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

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

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

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision

PS 4: Sustainable Transport, Development and Accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PCYFF 1: Development boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

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PCYFF 5: Carbon Management

PCYFF 6: Water conservation

PS 13: Providing opportunities for a prosperous economy

MAN 1: Proposed developments in town centres

PS 14: The visitors' economy

TWR 2: Holiday accommodation

PS 19: Conserving and enhancing the natural environment where appropriate

AMG 2: Special landscape areas

AMG 3: Protecting and improving features and qualities that are unique to the character of the local landscape

AMG 5: Local Biodiversity Conservation

PS 20: Preserving and where appropriate enhancing heritage assets

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

AT 4: Protection of non-designated archaeological sites and their setting

In addition to the above, the following are pertinent:

Supplementary Planning Guidance (SPG): Tourist facilities and accommodation

SPG: Maintaining and Creating Distinctive and Sustainable Communities

2.4 **National Policies:**

Planning Policy Wales, version 10 2018

Technical Advice Note (TAN) 4: Retail and Commercial Developments

TAN 5: Planning and Nature Conservation

TAN 12: Design

TAN 13: Tourism

TAN 15: Development and Flood Risk

TAN 18: Transportation

TAN 20: Planning and the Welsh language

TAN 23: Economic development.

TAN 24: The historic environment

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3. Relevant Planning History:

3.1 It appears that there is no recent planning history in relation to the site.

4. Consultations:

Community/Town Council: No objection, but following several local residents expressing concern regarding the parking element, it is noted that it should be reviewed and considered if 56 parking spaces are sufficient for a hotel with 80 bedrooms, restaurant, bar and with many people working there.

Transportation Unit: Detailed comments submitted. This element will be discussed in detail in the report.

Natural Resources Wales: It is suggested that specific conditions concerning the finished floor levels should be included, need to submit an Emergency Flooding Plan and a Construction Environmental Management Plan to be agreed with the Local Authority.

Welsh Water: Since the application was originally submitted a hydrology assessment on the local network has been conducted and this confirmed that the system can cope with the development. Consequently, the original objection is withdrawn and standard advice and instruction is given.

Public Protection Unit: We agree with the findings of the environmental report and suitable measures and controls are suggested.

Biodiversity Unit: Following a detailed assessment of the proposal and the specialist advice submitted and in accordance with the requirements of the Habitats and Species Regulations 2017, Gwynedd Council as the competent authority is of the view that there would be no significant impact on the special conservation area and therefore there is no objection to the proposal. It is suggested that a condition is included to follow the Ecology assessment findings.

CADW: Having considered the information carefully, we have no observations regarding the proposed development.

Gwynedd Archaeological Planning Service: Because of the potential of historical remains from the time when the site was used as a foundry in the 19th century, it is suggested that a standard condition is included to undertake an archaeological assessment of the site prior to undertaking the development.

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Fire and Rescue Service: The Fire Authority has no observations.

The Council's Land Drainage Unit: Not received at the time of writing.

The Council's Tourism Unit: Not received at the time of writing.

The Council's Language Unit: Not received at the time of writing.

Footpaths Unit: We are pleased that the plans will not impair the current walking and cycle path, however, it is considered reasonable to include a condition to ensure that the path remains open and to draw the developer's attention that if it is necessary to close the path temporarily, then approval must be received beforehand.

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period has expired and letters / correspondence were received objecting on the following grounds:

- Lack of parking spaces / Loss of existing parking spaces
- Unnecessary and incorrect information
- Detrimental effect on local businesses
- Need to consider residents during the construction period
- Need to protect the environment, historic character and the Welsh Language
- Overdevelopment
- Detrimental effect on the area's residential and general amenities and historic character
- Poor design and standard finishes
- No points to charge electric cars
- Setting a precedent for other large developments

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

- Reference to the lack of compliance with local policies that have been replaced

A letter / correspondence was received, supporting / giving comments on the application based on:

- Welcoming new jobs
- Welcoming additional bed spaces in the town and the development of the site.

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5. Assessment of the material planning considerations:

The principle of the development

- 5.1 In line with the presumption in favour of sustainable development, applications for planning permission or to renew planning consent, should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise. Planning Policy Wales states that all applications should be considered in relation to current policies.
- 5.2 The Anglesey and Gwynedd Joint Local Development Plan (2011 - 2026) is the current development plan and above are noted a series of policies that are relevant to this application.
- 5.3 The main material planning policies in considering the principle in this case are policies PCYFF 1, MAN 1, PS 5 and TWR 2. Policy PCYFF1 states that proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national policies and other material planning considerations. Therefore, from the point of view of this element, it is considered that the proposal is acceptable in principle as the site is completely within the current development boundary. In addition, policy PS 5 states that it should *"Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of the urban service centre"*. In this case, although the existing building will not be retained, the proposal is considered appropriate in terms of the requirements of policies PCYFF 1 and PS 5 as it makes use of a previously developed site within the current development boundary.
- 5.4 Since this is an application for a development that will provide serviced accommodation in the form of a hotel, consideration will be given to the relevant requirements of policy TWR 2. Paragraph 6.3.64 of policy TWR 2 highlights the current lack of this type of provision and there is no adequate range of such accommodation in the Plan's area. Therefore, it is considered that the policy requirements support the principle of extending the range of provision and improving the standard and number of available serviced accommodation.
- 5.5 As the site is located outside the defined Town Centre in the LDP, the developer was required to submit an assessment of need and sequential test for the proposal in compliance with the requirements of policy MAN 1, as well as to satisfy the relevant requirements of Planning Policy Wales and TAN 4. The MAN 1 policy explanation recognises the importance of centres such as Porthmadog for the local economy, ensuring that a variety of complementary functions are available, reducing the need to travel, being a catalyst for successful regeneration and helping to maintain sustainable communities. It is deemed that the findings of the Need and Sequential Assessment submitted show there is a need for the development at this location and there are no other suitable sites available in the town and as a result the impact on the town centre of Porthmadog would be comparatively insignificant. It is considered that the relevant section of the assessment has proven the need for the development by giving consideration to the existing supply of this type of accommodation in the wider area and within the town of Porthmadog specifically (including outline permission for another hotel in another part of the town). An assessment of need was conducted for the hotel to forecast the need for this type of provision over a period of time in the context of the provision that already exists and has received permission. As a result, and following assessment by the Joint Planning Policy Unit, it is considered that there is justification for the development and all the associated elements as a full picture has

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been submitted that considers the impact on the town centre of Porthmadog and the economic benefit that would derive from such a development.

Visual amenities

- 5.6 There is a variety in the size and form of adjacent buildings, although some of the buildings have historical features, it is considered that no specific form exists within the nearby area. The existing building is fairly substantial in size with three storeys and a hip slate roof. It has no architectural features of interest and it appears to be typical of office buildings of the period (1970's). The building has been redundant for some time and is deteriorating, it is located to the front of the site near the side of the public highway with parking to the rear. What is proposed indicates a building situated further back from the public highway with the car park to the front. Although the proposal is substantially different to the existing building it also exhibits common features.
- 5.7 The development as a whole would create a prominent visual change, however, it is not believed that this change would be unacceptable. Certainly, in considering this against the requirements of relevant policies it is deemed that it "complements and enhances the character and appearance of the site", as outlined in policy PCYFF 3: Design and place shaping.
- 5.8 The size and bulk of the new building would appear larger than the existing building as a result of the change in the building's form and roof and compared to the existing the floor area would be increased by approximately double. For clarity, these are the measurements and relevant details:
- The height of the existing building is 13.1m - The height of the new building would be 13.1m
 - The full height (including land level) of the existing building is 16.85m - The full height of the new building (including land level) would be 16.85m
 - The new building would have a partial pitched roof and flat roof
 - The total floor area of the existing building is 1450.5m² over three floors - The total floor area of the new building would be 2,978m² over four floors.
 - The service area to be provided at the rear of the proposed building has a turning and parking space for a HGV lorry.
- 5.9 Although the new building would be substantial, it is not considered to be an over development of the site as there would be sufficient space surrounding it to provide parking and a service area. It would also be comparatively similar in height and proportion to the existing building on the site and as a result it is considered that its appearance on the streetscape would not be incongruous with other adjacent buildings nor with its location on the outskirts of the built area of the town of Porthmadog. The footprint of the building is more than the existing, however, in all other senses, particularly scale, bulk and symmetry of the openings the new building is similar to the existing building. It is recognised that it is a more modern building in appearance than the existing, especially the flat roof element and elements of the materials, however, this is considered acceptable on this site. An effort has been made to introduce aspects such as slate roofs at the side of the flat roof section to create features that are in common with the area's other buildings and to break down the building's bulk. There is also a variety of materials on the external walls that will create interest and also contribute to reducing the visual impact of a building of this size. The variety includes external finishes such as natural stone, render and timber cladding as well as flat roofs

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and pitched roofs with use of natural slate. It is also considered that this conveys the area's general appearance and to an extent what already exists.

- 5.10 The nearest houses vary in size and height and are in a traditional form and appearance, however, it should be noted that other more modern buildings can be seen fairly close by at Ceir Wyddfa which is approximately 100m south west of the site. Here, there are features that are totally different to what can be seen generally within the nearby area. The form and layout of the roofs of these buildings are a unique feature to the area and show a departure from 'traditional' appearances. We appreciate that there is an opinion regarding the design of this fairly large and prominent building and this can be subjective, however, it is considered that the site and the nearby area can cope with buildings and developments that are not totally 'traditional' and the existing building on the site demonstrates this. It is therefore considered that the proposal meets with the relevant requirements of policies PCYFF 3 and PCYFF 4.
- 5.11 The design of the building is fairly simple and the openings have a rhythm. Interest is created by the different materials used and by breaking up the bulk with slate pitch roof sections and ensuring that the building is not one straight wall. Discussions with officers have sought to incorporate suitable features for the location and the area whilst also recognising the developer's needs in terms of the requirements of developing a hotel of this type.
- 5.12 The intention to include soft landscaping throughout the site is shown and as usual, standard conditions are attached to agree on the landscaping details and to protect them. Lighting details have not been confirmed, however, in considering the nature and location of the site close to existing housing and in a sensitive area in terms of landscape protection, it is considered reasonable to include a condition to agree on the site's lighting details to ensure there is no detrimental effect as a result.
- 5.13 The site is located within and close to protected designations namely a conservation area, area of special landscape and an area of special historic landscape. In addition, there are listed structures nearby namely y Cob, a Grade II listed structure and a row of residential housing at Tros y Bont (Britannia Place) to the north-west that are also Grade II listed buildings. No concern has been highlighted regarding the impact of the proposals on these designations by CADW or by the Council's Conservation Officer.
- 5.14 Evidently there will be some impact on these designations bearing in mind that the proposal will demolish a building that has existed for several years and erect a new building on another location within the same site. The relationship of the development with the Cob means that the new building is further back from the Cob and any impact will be neutral or better. In terms of Tros y Bont housing, the new building would be situated parallel to the side of the terrace but with approximately 17m between the gable-ends and with parking spaces between them. Having considered the current and the proposed situation and for the reasons already discussed above, it is considered that the proposed development would not significantly impact the listed structures, their setting or the conservation area any more than the existing, and this change would not be unacceptable.
- 5.15 In terms of the landscape designations, the context of the site on the outskirts of a busy town has to be considered. The proposal is not considered to be a significant change to the existing situation in terms of visual impact from a distance, and it is likely that the most impact will be local only. The site is most prominent when travelling along the Cob, however, it is not considered that there would be any unacceptable impact as

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long as matters such as lighting, materials etc, can be controlled as noted already in this assessment. No concerns have been highlighted by statutory bodies regarding the development's impact on nearby listed buildings and structures as well as the conservation area and landscape designations, and having assessed the development as a whole, officers also come to the conclusion that the impact would not be unacceptable considering the area's nature, the existing building and the nature of the proposed development. Therefore, it is considered that the proposal is acceptable in respect of the requirements of policies AMG 2, AMG 3 and AT 1.

General and residential amenities

- 5.16 The site is located close to the residential terraced housing of Tros y Bont (Britannia Terrace and Britannia Place). The site is in a prominent location due to its proximity to the main road as well as a nearby cycle and walking path and the open nature of the area to the rear namely north of the site. The existing building has been empty since it was last used and consequently the building has deteriorated with a deterioration in the visual amenities of the nearby area.
- 5.17 Since the building's previous use was as offices, it is deemed that there was some disruption that existed locally as a result of movements and in consideration of its location that includes a busy highway, attractions such as the railway and nearby cycle and walking paths, it is believed that there is an element of general disruption within the area. Of course this is no justification to granting a development that would change the situation to an unacceptable extent, however, we do not consider that the current situation is totally without impact.
- 5.18 One of the main changes proposed is to re-locate the proposed building, compared to the location of the existing building. The existing building is located closer to the front of the site approximately 3-7m from the adjacent highway with a car park at the rear. Plans indicate the new building will be erected at the back of the site with parking spaces in the front, i.e. between the new building and the existing main road. The distance between the front of the new building and the main road would be approximately 18m. Existing distances between the building and nearby housing varies from approximately 10m and 16m and it is seen that the new building would be approximately 16m and 17m. It is recognised that the bulk of the building would be more than the existing building, however, it is deemed that an effort has been made to design the new building in a way that would not have an excessive significant impact on nearby residents.
- 5.19 It is recognised that there are only a comparatively small number of windows on the gable-end of the existing building that face the present housing and more windows would be included in the new building. However, they have not been totally included on the gable-end, it is seen that the back gable-end has no windows at the side. There would be four windows on the first three floors and two on the upper floor. It is not considered that there is any over-looking from the four windows on the lower floor and due to their location it is considered that there is no unacceptable over-looking into areas that are currently totally private. Over-looking already exists due to the nature of the urban area and the location of the existing back to back housing. It is recognised that there are more windows, however, it is considered that distances of approximately 17m between the new windows and the gable-ends of the nearest houses are reasonable to avoid unacceptable over-looking. Please note that over-looking into the houses would not be possible as it is the gable-ends of the houses that would face towards the side of the proposed building - if any over-looking were to occur it is likely that this would be into the yards of the houses and would not be to an extent that would be

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considered unacceptable. As per usual in a building of this type, windows would not open wide and this can be secured by including a condition and in the same manner a condition can be included to agree on a cover or opaque glass. Having considered the existing situation, and what is proposed, it is likely there will be some change in the situation for residents as a result of the location and form of the new building, but it would not be unacceptable. Consideration was also given to any impact in terms of shadowing or loss of sun as a result of the new building, but having considered the details and the orientation of the buildings, it does not appear that the form and setting of the building would create obvious concerns regarding this aspect.

- 5.20 There is no doubt that there will be a change from what has existed on the site bearing in mind that the current building has existed for many years. However, having considered the location, form and size of the existing building with what is proposed, it is considered that the change would not be unacceptable. Although the site is on the outskirts of the town centre, it is a busy area where there is more disruption than would be expected in a typical residential area. Full consideration has been given to all material planning issues and the proposal is not considered unacceptable and therefore complies with the relevant requirements of policies PCYFF 2 and PCYFF 3.

Transport and access matters

- 5.21 It is likely that this is one of the matters that concern local residents most, namely, the local impact of the development due to the proposal's size and what is seen as a lack of parking provision within the site. It is noted here that a Transportation Statement has been submitted with the application as well as detailed plans indicating transportation routes in and out of the site. Due to the concerns highlighted, a thorough assessment of the proposal was conducted by the Transportation Unit and they confirm that they have no objection to the proposal.
- 5.22 Briefly, it is noted that in accordance with the CSS Wales parking standards for hotels, one parking space should be provided for every three members of staff and one parking space for each bedroom. In this case, the above corresponds to 10 spaces for staff and up to 80 spaces for the number of bedrooms. However, consideration has to be given to the location of the development, proximity to other car parks and the ability to travel to the site using different modes of travel. It is therefore presumed that the site is accessible in terms of modes of travel and is unlikely to lead to parking problems on the local road network, and a development with 56 parking spaces as proposed can be accepted.
- 5.23 The restaurant and public bar element is also noted as part of the development. The restaurant is ancillary to the hotel and it is reasonable to think that a substantial percentage of customers would already be resident in the hotel, and consequently they would not need any additional parking spaces.
- 5.24 In terms of sustainability the standards allow a reduction in the number of parking spaces to be provided. The table/relevant information shows 20% or a reduction from 80 to 64 parking spaces. In addition to the reduction under the sustainability heading, other relevant local factors can be considered, namely the proximity to car parks and parking restrictions on the nearby street. Consequently, it is considered that 56 spaces is acceptable and is unlikely to have a detrimental impact on the local road network.
- 5.25 It is recognised that there are local objections and concerns about the number of parking spaces intended to be provided. However, on the basis of the firm observations received from the Transportation Unit it is considered that there is no objection as current

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standards have been satisfied and the proposal is acceptable in terms of the relevant requirements of policies PS 4, TRA 2 and TRA 4.

Biodiversity matters

- 5.26 The site is located close to important designations in terms of biodiversity matters. A protected species assessment was submitted with the application and the contents were considered fully by the Council's Biodiversity Unit as well as Natural Resources Wales. Although the existing building is not considered suitable and is unlikely to be used by bats and birds, it is suggested that appropriate measures should be taken to protect any species during the demolition work. It is also noted that care should be taken during the construction work in order not to impact on otters as there is a record of their presence within the nearby area, although no traces were highlighted when the site was inspected. Although no traces were found on the site it is noted that appropriate measures should be taken to reduce any possible impact.
- 5.27 It is suggested that appropriate conditions should be included as well as a condition, as suggested by Natural Resources Wales, to agree on an environmental building control plan and in doing so it is considered that the proposal is acceptable and satisfies the relevant requirements of policies PS19 and AMG 5.

Archaeological Matters

- 5.28 The site forms part of an area that in the past was part of an industrial site associated with Britannia Foundry, dating back to the 19th century. A Heritage Impact Assessment was presented with the application noting the impact of the development on various designations as well as archaeological matters. As a result, Gwynedd Archaeological Planning Service suggest that a standard condition be attached to agree on a programme of suitable mitigation archaeological work to note any historic traces. Therefore, it is believed that the proposal is acceptable in respect of this aspect and conforms to the relevant requirements of policies PS 20 and AT 4.

Sustainability matters

- 5.29 Due to the size of the development, namely new floor area of over 1,000m², policies PCYFF 5 and PCYFF 6 note that detailed assessments need to be presented concerning carbon management and water conservation. Documents have been presented in the form of an Energy Assessment and Water Conservation Assessment that note the measures to be taken regarding these elements. Amongst the elements that are to be included/considered as part of the development to reduce carbon and for energy efficiency are measures such as an air source heat pump, solar panels, heat recovery ventilation system, effective lighting and it is noted that it is necessary to respond to standard Building Control requirements to build in a sustainable manner. It is also noted that the developer needs to receive separate permission (has received planning permission) from the authorised body concerning sustainable drainage systems (SUDS). Usually this requirement is noted by including a formal instruction with the planning permission for the developer's attention. Therefore, having considered these matters it is deemed that the proposal is acceptable in terms of the relevant requirements of policies PCYFF 5 and PCYFF 6.

Language Matters

- 5.30 A Language Statement was submitted with the application as required under policy PS 1. Since the application has been registered SPG: Maintaining and Creating Distinctive

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and Sustainable Communities has been adopted and the agent was asked to amend the document to convey information in accordance with the requirements of the SPG. The Language Unit was re-consulted on the contents. At the time of writing, the Unit's response has not been received, however, it is trusted that it will be possible to report on this matter fully either via the Additional Information form or verbally during the Committee.

Based on the above, and subject to receiving favourable observations from the Language Unit on the contents of the new information, it is considered that the proposal is acceptable on the grounds of the relevant requirements of Policy PS1 together with SPG: Maintaining and Creating Distinctive and Sustainable Communities.

Flooding matters

- 5.31 The site is located within a C1 flood zone, and as a result detailed flooding assessments were submitted as is mandatory for a new development within such a site. The details were considered by Natural Resources Wales (NRW) and consequently it is suggested that a series of specific conditions are included to be agreed including floor levels and a flooding emergency plan. Despite the concerns noted by them originally, NRW are satisfied that the site can be protected and managed via these conditions and therefore it is considered that the proposal is acceptable in terms of the requirements of policy ISA 1 as well as the advice given in TAN 15: Development and Flood Risk.

Infrastructure Matters

- 5.32 Originally, Welsh Water objected the application as they were of the view that there was insufficient capacity within the local system for the proposed development. Since then a hydrology modelling assessment has been undertaken confirming that the proposed development can be served via the local sewerage network. It is suggested that appropriate conditions are included and by so doing it is deemed that the proposal is acceptable in terms of the relevant requirements of policy ISA 1.

Economy / Tourism matters

- 5.33 Such a proposal has the potential to contribute positively to the local economy and also to the tourism economy. There is substantial demand for serviced accommodation in the area and it is considered that the proposal would assist to satisfy this need in a sustainable location that is convenient for a number of transport modes and is also convenient for a number of local tourist attractions. Therefore, it is believed that the proposal will provide opportunities to develop a flourishing local economy and in the wider area, and is therefore acceptable in terms of the relevant requirements of policies PS 13 and PS 14.

Response to the public consultation

- 5.34 It seems that the main concerns highlighted during the original application's consultation period as well as its revised form, are concerns regarding the lack of parking and other relevant concerns as outlined above. Officers have given full consideration to the objections that are material planning considerations when preparing the application's recommendation. It is recognised that a development of this size is likely to cause concern locally, however, the considerations were assessed to be material in the context of the site, the building and the current use, and the policies and adopted planning guidance and as a result it is considered that the application is acceptable.

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6. Conclusions:

- 6.1 Having considered the above and having given thorough consideration to all the relevant planning matters, including local and national policies and guidance, and the observations and objections received as well as the responses of the consultees, it is believed that the proposed development is acceptable and satisfies the requirements of the relevant adopted policies as noted above.

7. Recommendation:

- 7.1 To approve – conditions

1. Time
2. Compliance with plans
3. All materials to be agreed prior to being placed
4. Natural slate
5. Landscaping
6. Highways/Parking
7. Welsh Water
8. Biodiversity
9. Protect the footpath/cycle path
10. Archaeology
11. Natural Resources Wales
12. Construction environmental management plan
13. Construction method statement / working time
14. Bilingual signage
15. Agree on details to restrict opening of windows/ opaque glass
16. Lighting plan
17. Keep bin/service area clear
18. Boundary treatments (especially considering the listed buildings) of the site on the town's outskirts.
19. Agree on type/form and location of solar panels before installation
20. Sustainable Drainage note.