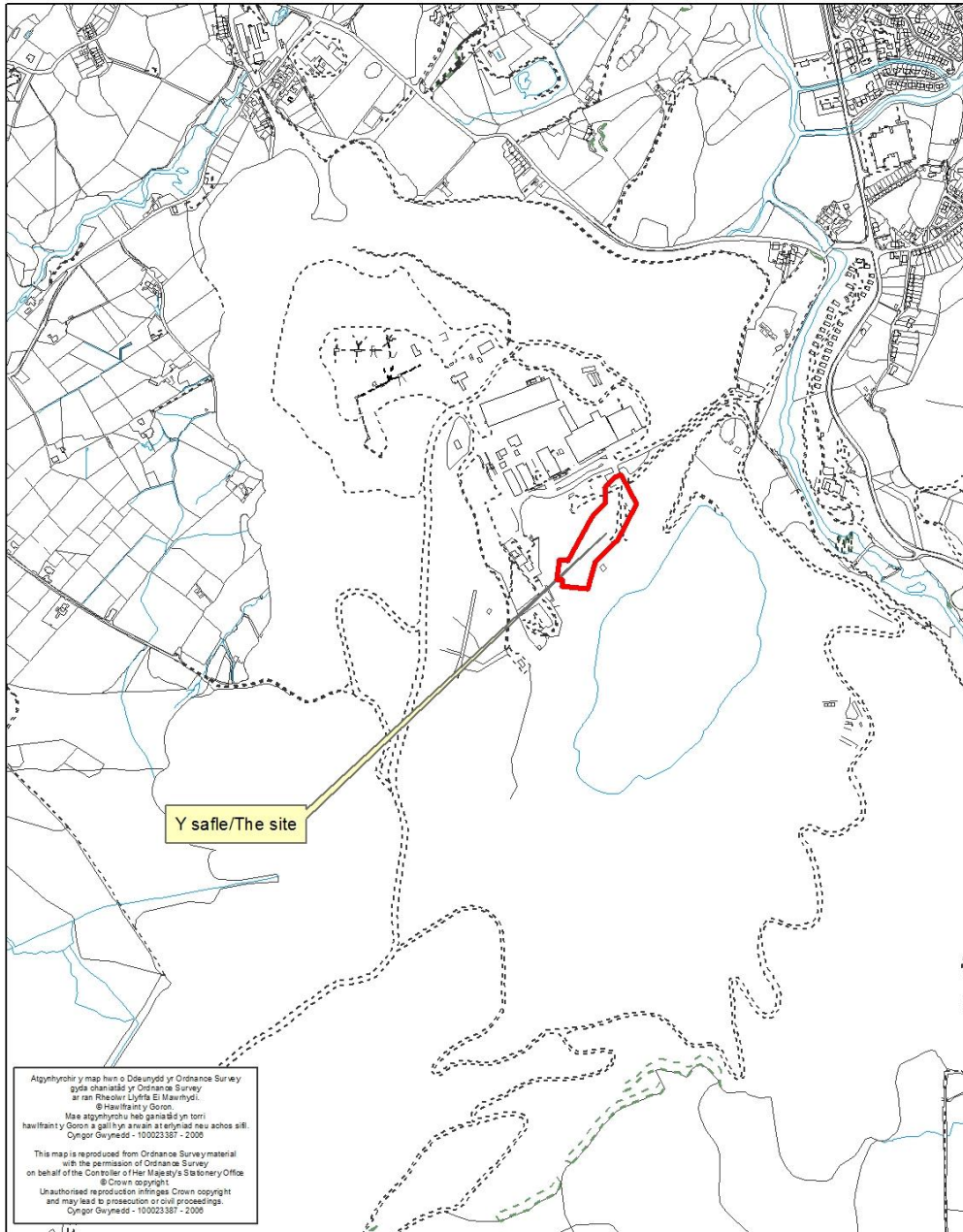


Number: 9



Rhif y Cais / Application Number : C15/1208/16/LL

Cynllun lleoliad ar gyfer adnabod y safle yn unig. Dim i raddfa.
Location Plan for identification purposes only. Not to scale.



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REPORT OF THE SENIOR PLANNING AND ENVIRONMENT SERVICE MANAGER	DOLGELLAU

Application Number: C15/1208/16/LL
Date Registered: 16/11/2015
Application Type: Full - Planning
Community: Llandygai
Ward: Tregarth and Mynydd Llandygai

Proposal: APPLICATION TO VARY CONDITION 2 ATTACHED TO PERMISSION C15/0276/16/LL TO RELOCATE THE BUILDING AND SMALL ZIP LANDING PLATFORM AND CHANGES TO THE PARKING PROVISION
Location: PENRHYN QUARRY, BETHESDA, BANGOR, GWYNEDD, LL574YG

Summary of the Recommendation: POWER TO ACT TO APPROVE THE APPLICATION

1. Description:

- 1.1 This is a full application to amend planning permission no. C15/0276/16/LL in order to relocate the new three-storey building for the Zip World company to include reception/ancillary resources including a café and bar along with the small zip landing platform and changes to the parking arrangements.
- 1.2 Since the previous application was determined, further investigations have found that the site approved is not viable to build on due to the depth of the bedrock and therefore the company needs to change the location of the building in order to rescue the project. As a result of the amended location, the scheme also requires other minor adaptations to the design of the building, parking arrangements and the small zip landing platform.
- 1.3 The site is located within the boundary of Penrhyn Quarry on the outskirts of Bethesda, and would use the same entrance to the Quarry as is currently used. The Zip World business has already been established at the Quarry, and includes two zip wire courses, the associated permanent buildings, a food van, portacabin toilets and four additional temporary containers/portacabins, a viewing area and parking area. The application site is located on a platform of slate/stone waste at a lower level than the site which is currently used.
- 1.4 The following documents have been submitted as part of the application:
 - Design and Access Statement
 - Ecological Survey
- 1.5 This proposal has already been screened and it was confirmed that no Environmental Impact Assessment was required 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 planning decisions should be in accordance with the Development Plan, unless material planning considerations indicate otherwise. Planning considerations include National Planning Policy and the Unitary Development Plan.

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2.2 Gwynedd Unitary Development Plan 2009:

POLICY A2 – PROTECTING THE SOCIAL, LINGUISTIC AND CULTURAL FABRIC OF COMMUNITIES

Safeguard the social, linguistic or cultural cohesion of communities against significant harm due to the size, scale or location of proposals.

POLICY B20 - SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT

Proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats will be refused unless they can conform to a series of criteria aimed at safeguarding the recognised features of the site.

POLICY B22 - BUILDING DESIGN

Promote good building design by ensuring that proposals conform to a series of criteria aimed at safeguarding the recognised features and character of the local landscape and environment.

POLICY B23 - AMENITIES

Safeguard the amenities of the local neighbourhood by ensuring that proposals conform to a series of criteria aimed at protecting the recognised features and amenities of the local area.

POLICY B25 - BUILDING MATERIALS

Safeguard the visual character by ensuring that building materials are of a high standard and are in keeping with the character and appearance of the local area.

POLICY CH30 – ACCESS FOR ALL

Proposals for residential/business/commercial units or buildings/facilities for public use will be refused unless it can be shown that full consideration has been given to the provision of appropriate access for the widest possible range of individuals.

POLICY CH33 - SAFETY ON ROADS AND STREETS

Development proposals will be approved provided they can conform to specific criteria relating to the vehicular entrance, the standard of the existing roads network and traffic calming measures.

POLICY CH36 – PRIVATE CAR PARKING FACILITIES

Proposals for new developments, extensions to existing developments or change of use will be refused unless off-street parking is provided in accordance with the Council's current parking guidelines, and having given due consideration to the accessibility of public transport, the possibility of walking or cycling from the site and the proximity of the site to a public car park.

POLICY D8 – EXPANSION OF EXISTING ENTERPRISES

Proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises will be approved if they conform with specific criteria regarding the appropriateness of the existing use in relation to the surrounding area and adjacent uses and how relevant it is to the existing work.

POLICY D13 – ATTRACTIONS AND FACILITIES

Proposals for the development of new attractions and facilities for visitors, or to improve the standard of existing facilities will be approved if they are located within a development boundary or on other specific sites if there are no suitable opportunities within a development

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boundary. It will be a requirement that each proposal conforms to the criteria regarding the development of 'niche' markets or to support the development of the recognised Gwynedd Tourism Strategy theme and also the design, appearance and setting of the proposed development.

2.3 National Policies:

Planning Policy Wales, Edition 7, 2014
TAN 12: Design 2014

3. Relevant Planning History:

- 3.1 C11/1113/16/LL A full application to create two zip-wire courses, car parking facilities and temporary administrative building - APPROVED 16.04.2012
- 3.2 C13/0727/16/LL – Retrospective application for the retention of a single-storey permanent building (amendment to previous approval C11/1113/16/LL) approved 19.09.2013
- 3.3 C13/0755/16/LL Extension to an existing building to provide office space, staff facilities, storage area and catering facilities as well as the installation of a septic tank, retention of container and the creation of an external viewing area (part retrospective) APPROVED 21.11.13.
- 3.4 C14/0375/16/LL Variation of conditions 5 and 6 on planning permission C13/0755/16/LL in order to retain a catering unit and container for an extended period than previously approved. APPROVED 27.06.14.
- 3.5 C14/0420/16/LL Change of use of land to create an overflow car park and creation of an access road. APPROVED 15.09.2014.
- 3.6 C15/0276/16/LL - Full application for the erection of a new three-storey building to serve as the operations centre for Zip World to include a reception area and associated facilities including a café and bar as well as the removal of existing temporary buildings, creation of a new zip wire course, car park, pedestrian boardwalk to connect with the existing visitors car park and installation of a new sewage treatment plant. Approved 30.09.15.
- 3.7 C15/1199/16/LL – Install new zip wires adjacent to the existing zip wires, install associated equipment platforms to match existing, erection of a 4.5 metre acoustic bund, re-locate existing platforms and an existing shelter, alter levels, relocate existing paths and erection of a new shelter building. Not determined.

4. Consultations:

Community/Town Council:	Support.
Transportation Unit:	No objection as it is assumed that the proposed development would not have a detrimental impact on any road or proposed road.
Natural Resources Wales:	No objection and standard advice.
Welsh Water:	Not received

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Public Protection: Not received

Biodiversity: Not received

Archaeological Trust: Not received

Minerals Service: Not received

Public Consultation: A notice was posted on the site and nearby residents were notified. The advertisement period will not end until after providing this report, and no observations had been received at the time of writing the report.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The Zip World business has already been established at the Quarry, and includes two zip wire courses, the associated permanent buildings, a food van, portacabin toilets and four additional temporary containers/portacabins, a viewing area and parking area. The proposal for the erection of a new three-storey building for the Zip World company centre has already been approved by the Planning Committee via application no. C15/0276/16/LL. We must therefore assess whether the amended plans are acceptable.

5.2 Policy D8 of the Gwynedd Unitary Development Plan relates to the expansion of existing enterprises; and it permits proposals to extend/expand/intensify industrial enterprises and existing businesses or other enterprises if they conform to the following criteria:

1. The proposal is not related with a current use that already causes significant harm to the surrounding area and/or to nearby existing uses – the current business already exists on the site, and does not cause any harm to the area.
2. The proposal is sited within or adjoining the existing development– the new building is sited on a platform of reclaimed land located exactly between the zip wire course and the location of the existing buildings, and within the quarry. The proposed location of the building is more suitable than the location of the current buildings.
3. The proposal is ancillary to the current existing work – the building is ancillary to the zip wire courses, and provides public facilities.
4. The scale of the present development, along with the proposal will not cause significant damage to amenities, the environment or the local roads network – although the building is significantly larger than the existing building on the site, and it is proposed to create one additional zip course (there are already three courses) it is not considered that the proposal will have a further impact on amenities, the environment or the local roads network compared to the current business.
5. The proposal includes sensitive landscaping measures and suitable measures to deal with the new boundaries of the development to reduce the visual impact on the surrounding area – the proposal is located within the quarry area, and the site is fairly concealed as it is, although it is considered that appropriate landscaping should be

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introduced for the building for it to further blend into the landscape. It is considered that the landscaping could be dealt with through a planning condition.

- 5.3 On the above basis, it is considered that the proposal as amended complies with all the requirements and criteria of policy D8 of the UDP.
- 5.4 Policy D13 of the Unitary Development Plan deals with visitor attractions and facilities, and approves such proposals on the grounds of specific criteria. The policy deals with new developments and also with the improvement of existing facilities as is proposed in this application. In assessing the proposal in the context of this policy it is considered that the proposal continues to comply with all the requirements and that the principle of the development is acceptable.

Visual, general and residential amenities

- 5.5 Policies B22, B23 and B25 of the Unitary Development Plan relate to promoting building design, safeguarding the amenities of the locality and safeguarding the visual character by ensuring that building materials must be of a high standard that complement the character and appearance of the local area.
- 5.6 The building is a little larger than the previous building and measures 14.5m at its highest point, 32m in length and 22m in width, and will provide 3 floors of facilities and outside gantry areas on two levels which will include the starting point for a new zip wire course.
- 5.7 Although it is a substantial building, it is appropriate due to its location, and it is in keeping with its surroundings in terms of its size, design and scale. It is intended to finish the building with a slate roof, and slate and timber cladding on the walls. It is proposed to use steel for the gantry and safety railings. It is considered that these materials are appropriate and are in keeping with the site.
- 5.8 The building is moved approximately 100m to the south east of the previous permission and the proposal will still be located approximately 400m from the nearest residential property (Ogwen Bank Caravan Park on the bank of the River Ogwen) and is approximately 500m from the Pont Tŵr houses located near the main entrance to the quarry and this site. The proposal will not be visible from these properties, or from the site's surroundings. It will be visible from a distance and from a height, but its appearance will be as an operational part of the quarry's buildings.
- 5.9 It is therefore considered that the proposal as amended complies with the requirements of policies B22, B23 and B25 of the UDP.

Transport and access matters

- 5.10 The application involves a boardwalk from the existing car park to the proposed building, and the building includes a lift to all floors. Therefore, it is considered that the proposal continues to provide appropriate access to the widest possible range of individuals and consequently complies with the requirements of policy CH30 above.
- 5.11 The proposal includes retaining the existing car park for visitor use, along with providing a larger car park than approved under the previous permission, including parking and turning spaces for buses and accessible parking spaces. A path linking the new building and the existing car park is proposed for pedestrians. The proposal is located within the quarry site, and this business uses the same entrance as the quarry

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traffic, before the traffic is signposted to separate roads to both destinations. It is not considered that the proposal would cause a consequential substantial increase in the number of vehicles travelling to the site, and the Transportation Unit has stated that it has no objection to the development. Therefore, it is considered that the proposal complies with the requirements of policies CH33 and CH36 above.

Biodiversity matters

- 5.12 Policy B20 of the UDP safeguards species and their habitats that are internationally and nationally important and refuses proposals which are likely to cause unacceptable disturbance or harm to protected species and their habitats unless they conform to a series of criteria aimed at safeguarding the recognised features of such sites.
- 5.13 New ecological reports were received for the amended site; however, no response had been received from the Biodiversity Unit at the time of writing the report. Should favourable observations be received from the Biodiversity Unit, it is considered that the proposal can comply with the requirements of policy B20 of the UDP.

Linguistic and Community Matters

- 5.14 Policy A2 of the UDP relates to protecting the social, linguistic and cultural fabric of communities against significant harm due to the size, scale or location of proposals.
- 5.15 As the principle of the development has already been established by means of permission C15/0276/16/LL and as there is no change to the principle of the development as a result of this application, it is not considered that there is a need for a further Linguistic and Community Statement than what was submitted recently. The proposal remains a tourist attraction which supplements the local economy and also provides a link to the area's economic heritage. The Joint Planning Policy Unit did not have an objection to the previous application and it did not anticipate that the development will have a significant impact on inward migration to the area. It is considered that the proposal continues to be in accordance with the requirements of policy A2 above.

6. Conclusions:

- 6.1 It is not considered that the development is likely to cause a detrimental impact to the amenities of any neighbouring property or individual or on the landscape. It is not anticipated that the proposal would have any detrimental impact on road safety. If the findings and the response to the consultation with the Biodiversity Unit are acceptable, it is considered that the application complies with all the local and national policies noted in the report.

7. Recommendation:

- 7.1 To delegate powers to the Senior Planning Manager to approve the application, subject to the receipt of favourable observations from the Biodiversity Unit regarding the effect on species.

Conditions:

1. In accordance with the plans
2. In accordance with the conditions of application C12/0276/16/LL (five years, use, biodiversity, materials and finishes and landscaping)