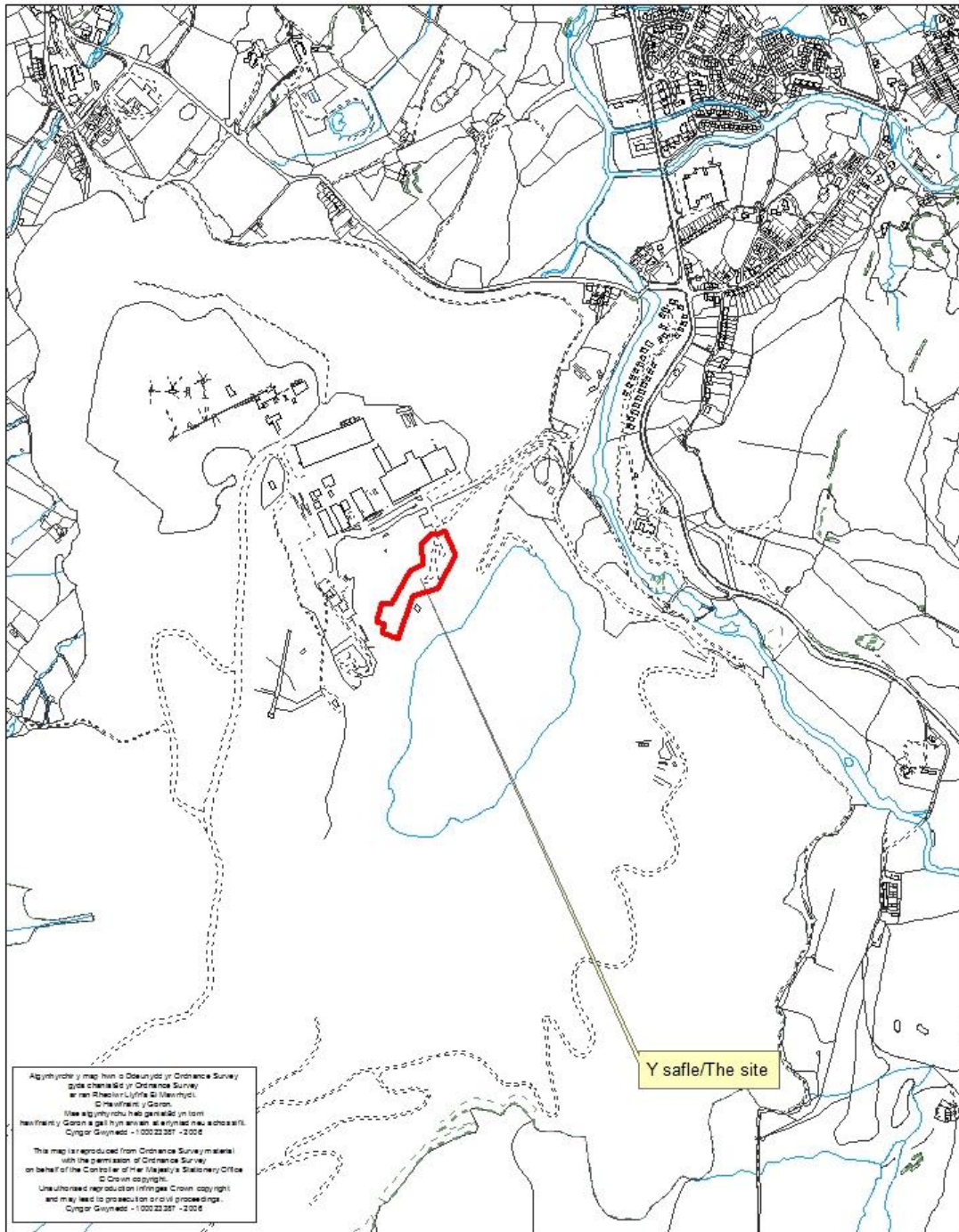


Number: 9



Rhif y Cais / Application Number : C15-0276-16-LL

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



PWYLLGOR CYNLLUNIO	DYDDIAD: 15/06/2015
ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO AC AMGYLCHEDD	CAERNARFON

Application Number: C15/0276/16/LL
Date Registered: 10/04/2015
Application Type: Full - Planning
Community: Llandygai
Ward: Tregarth and Mynydd Llandygai

Proposal: 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 CAFE 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

Location: ZIP WORLD, PENRHYN QUARRY, BETHESDA, BANGOR, GWYNEDD, LL574YG

Summary of the Recommendation: RIGHT TO ACT

1. Description:

- 1.1 This is a 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 cafe 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 sewage treatment plant
- 1.2 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.
- 1.3 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 application contains the following:
- Erect a new three-storey building to include offices, staff facilities, equipment storage, toilets and a café/bar and shop. The building will also include an outside ‘gantry’ viewing area, and the starting point for an additional zip wire course. It is intended to finish the building with a mix of timber cladding and slate, with a slate roof.
 - Provide a new zip wire course landing area near the other landing areas.
 - Provide a new car park for approximately 40 staff cars near the new building, and an access track from the current site.
 - Provide a pedestrian boardwalk between the current site and the new site, at a height of 4m above ground level.
 - Install a Klargest HEQ 80 sewage treatment system.
 - Retain the existing building on the site for staff use only.
 - Remove all the temporary buildings currently located at the site.
- 1.5 The following documents have been submitted as part of the application:
- Design and Access Statement
 - Ecological Survey

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- Language and Community Statement

1.6 The ecological information has been updated in order to respond to the comments from the Biodiversity Unit, and confirmation has been received that all the temporary buildings on the original site will be removed.

1.7 This proposal has already been screened under reference C15/0332/16/SC 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.

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

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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 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.

4. Consultations:

Community/Town Council: No response

Transportation Unit: I refer to the above application, and confirm that I have no objection to the proposal.

The attraction is already established on the site and is signposted from the nearest highway.

There is also an intention to provide a specific car park for the building, and I am of the view that the proposal will have no

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detrimental impact on the local roads network.

Natural Resources Wales: Comments regarding the sewage system noting that a septic tank would not be suitable in this case.

Welsh Water: No objection to connection to the mains water pipe.

Public Protection: No response

Biodiversity: The updated ecological report responds to the initial concerns regarding the development. Propose a condition.

Archaeological Trust: An archaeological programme of work condition.

Minerals Service: No objection in principle. The building is located on a slate tip which was an operational area until 2002, used to dispose waste from the nearby saw mill. The site is relatively hidden in comparison to the current location of the Zip World structures and buildings, and is a location which could raise the awareness of visitors to the Welsh industrial culture of the Ogwen Valley area by maximising the views over the former Penrhyn quarry. It is not considered that the development would affect the operational needs of the quarry or the regeneration objectives under the terms of minerals permission C96A/02020/16/MW. The location of the building is on a relatively bare piece of land, compared to the surrounding area which has been treated and landscaped by overspill and topsoil from the quarry face but also, inert excavation deposits imported from the Deganwy Bay development under permission C97A/0026/16/MW.

Public Consultation: A notice was posted on the site and nearby residents were notified. The consultation period ended on 21.05.2015 (after the date of preparing this report) and one item of correspondence had been received when preparing the report, objecting to the application on the following grounds:

- Objection to the new zip wire course due to the noise disturbance throughout the day.

5. Assessment of the material planning considerations:

The principle of the development

5.1 The proposal is 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 cafe 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

5.2 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.

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5.3 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 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.

5.4 On the above basis, it is considered that the proposal complies with all the requirements of policy D8 above.

5.5 Policy D13 of the Unitary Development Plan involves visitor attractions and facilities, permitting them 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 complies with all the requirements and that the principle of the development is acceptable.

Visual, general and residential amenities

5.6 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.

5.7 The building is substantial and measures 13.4m at its highest point, 30.8m in length and 21m 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.

5.8 The building is located on a platform of waste materials in a concealed site within the quarry. 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.

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- 5.9 The proposal is located approximately 400m from the nearest residential property (Ogwen Bank Caravan Park on the bank of the River Ogwen) and is approximately 600m 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.
- 5.10 An objection has been received from a member of the public who lives on a street located on the opposite side of the valley to the application site. The objection notes that the current zip wire course causes noise disruption, and that she objects to the additional zip wire course. No other complaints regarding noise have been received. The courses are located in an operational quarry, where occasional blasting takes place, as would be expected. It is not considered that the addition of one small zip wire course would add substantially to the noise effect, and it is therefore considered to be suitable in this context.
- 5.11 It is therefore considered that the proposal complies with the requirements of policies B22, B23 and B25 of the UDP.

Transport and access matters

- 5.12 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 provides appropriate access to the widest possible range of individuals and consequently complies with the requirements of policy CH30 above.
- 5.13 The proposal includes the retention of the existing car park for visitors, in addition to the provision of a new staff car park to include 40 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 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

- 5.14 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.
- 5.15 The Biodiversity Unit has made observations on the ecological report which was submitted as part of the application and has requested information and a further assessment of the habitat. This additional information has been submitted, and also contains a habitats map. The ecological report states that the application site provides a habitat for specific species, but these species are not protected. It also states that the proposed site is very small in comparison with the huge quarry site which surrounds it, and which is developed on a daily basis, and it is not considered that the proposal will have a significant impact on the habitat. The ecological report proposes mitigation measures during any works, and the contents of the report will be reflected in the conditions. The Biodiversity Unit has responded to the additional ecological information and has confirmed that it alleviates their concerns and that they therefore have no objection to the proposal.

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- 5.16 On this basis, and having received a favourable response from the Biodiversity Unit to the additional ecological information, it is not considered that this proposal is likely to have a detrimental impact on protected species, and therefore the proposal complies with the requirements of policy B20 of the UDP.

Linguistic and Community Matters

- 5.17 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.
- 5.18 A Language and Community Statement must be submitted with this proposal due to the size of floor space exceeding 1000m². The proposal is a tourist attraction which supplements the local economy and also provides a link to the area's economic heritage. The Joint Planning Policy Unit has confirmed that it is not anticipated that the development will have a significant impact on immigration to the area, and therefore it is considered that the proposal complies with the requirements of policy A2 above.

Response to the public consultation

- 5.19 Following the public consultation, one observation was received referring to noise, which has already been dealt with as part of the above assessment.

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 considered that the proposal would have a detrimental impact on road safety or on protected species. A Language and Community Statement is expected in order to receive confirmation about the linguistic and community context, and consultation will be required on its content with the Joint Planning Policy Unit. If the findings and the response to the consultation 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 a Language and Community Statement and the full details relating to the new zip wire landing area, and receipt of favourable comments from the Transportation Unit regarding roads matters, the Biodiversity Unit regarding the impact on species and the Joint Planning Policy Unit regarding the contents of the Language and Community Statement.

Conditions:

1. Five years
2. In accordance with the plans
3. Complete the mitigation measures in accordance with the ecological report and the addendum.
4. The use of the café/bar and shop within the building approved here to be restricted to uses linked to the main use as a zip wire course only.
5. The mitigation must be achieved in accordance with the ecological report 05.05.2015
6. A programme of archaeological work to be submitted.

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7. Slate
8. Materials