

PLANNING COMMITTEE	DATE: 18/03/2024
REPORT OF THE ASSISTANT HEAD OF THE ENVIRONMENT DEPARTMENT	

**Number: 1**

**Application Number: C23/0995/15/LL**

**Date Registered: 15/12/2023**

**Application Type: Full**

**Community: Llanberis**

**Ward: Llanberis**

**Proposal: Erect a building to provide an office space and canteen (Class B1) including refuse storage area, service access, landscaping and associated works.**

**Location: Glyn Rhonwy Store, Siemens Healthcare Diagnostics Product Ltd, Glyn Rhonwy, Llanberis, LL55 4EL**

**Summary of the Recommendation: TO APPROVE WITH CONDITIONS**

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## 1. Description:

1.1 This is an application to erect a new building to provide office space and a canteen (B1 Use Class) to serve the Siemens business site in Llanberis together with associated developments. The development would comprise erecting a three-storey building on sloping green land north of the company's existing buildings. The building would have a flat roof and would be 9.35m high at the top of the slope and 12.65m at the bottom. The development will include 1737m<sup>2</sup> of new floor space. The majority of the building will be covered with timber cladding and the basement would have aluminium cladding.

1.2 The building would comprise:

- Basement - including areas for equipment and the rear of the house - these would be hidden from the main entrance level and there would be a direct access to them from the existing service yard.
- Ground floor - would include a cafeteria with a full glazed façade to make the most of the views. There will be two multi-purpose arena rooms nearby that can be linked with the cafeteria via a retractable wall system for special events (for the use of Siemens Healthineers only).
- First floor level - open plan office space for 48 workstations, supported by four flexible rooms, control room and large meeting room.

1.3 The need for the new facility has arisen as a result of renovation work in one of the other buildings on the site due to the need for more manufacturing space. This has led to a loss of serviced space such as offices and a canteen and these are currently in temporary buildings. The proposal will not lead to an increase in the density of use of the site but is rather an effort to provide appropriate ancillary facilities to serve the current business.

1.4 The site is located within an established industrial estate outside the development boundary of the Llanberis Local Service Centre as defined by the Gwynedd and Anglesey Joint Local Development Plan. It is also within a Landscape of Outstanding Historical Interest.

1.5 The following information was submitted in support of the application:

Planning Statement

Design and Access Statement

Flood consequence assessment including Drainage Assessment

Land Contamination Assessment including Mining Report

Noise Assessment

Transport Assessment

Tree Survey and Arboriculture Impact Assessment

Ecology Impact Assessment

Landscaping Plan

Water Conservation Statement

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Energy Statement

Welsh Language Impact Assessment;

Lighting Assessment

Green Infrastructure Statement

Pollution Prevention Plan

Construction Environmental Management Plan (CEMP)

Construction Period Plan (including environmental)

PAC report

- 1.6 In accordance with the requirements of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended), the development that is the subject of this application is defined as a "major development" due to the floor area proposed to be provided. In line with the appropriate procedure, a Pre-application Consultation Report was received as a part of the application. The report indicates that the developer has informed the public and statutory consultees of the proposal prior to submitting a formal planning application. The report includes copies of the responses received.

## **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 considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making 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. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

### **2.3 Anglesey and Gwynedd Joint Local Development Plan. (July 2017)**

PS 1: Welsh Language and Culture

PS 5: Sustainable Development

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

PS 13: Providing opportunity for a flourishing economy

PS 19: Conserving and where appropriate enhancing the natural environment

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

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PCYFF 3: Design and place shaping

PCYFF 4: Design and landscaping

PCYFF 5: Carbon Management

TRA 2: Parking standards

TRA 4: Managing transport impacts

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

AMG 5: Local biodiversity conservation

#### 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales Edition 12, 2024

Technical Advice Note 23: Economic Development (2014)

#### 3. **Relevant Planning History:**

C24/0049/15/CC: Work on trees that are subject to a Tree Preservation Order - Current application not determined.

C23/0023/15/LL: Application for full planning permission for alterations and extensions to Building 1: Approved 27/03/23.

C22/1128/15/LL: Full planning permission to erect a temporary canteen building - Approved 27/01/23.

#### 4. **Consultations**

Community/Town Council: No response received

Welsh Water: Work has been planned at Llanberis sewage treatment plant and it is expected to be completed by 31 March 2025 at the latest. They request a condition to ensure that no buildings on the application site are used earlier than 31 March 2025, unless work on the treatment plant has been completed and that written confirmation has been issued.

They also include guidance for the applicant.

Transportation Unit: No objection.

Public Protection No response received.

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Biodiversity Unit:	<p>Confirm that the ecology report has been produced to an acceptable standard. The assessment confirms that this development should not have a significant impact on biodiversity as long as every avoidance measure and reasonable mitigation measures are implemented.</p> <p>The green infrastructure statement and the design plans submitted incorporate reasonable measures to mitigate the impact of the development and maintain and enhance the current biodiversity value of the site and the status of the existing protected species.</p> <p>The planning permission should be conditioned to fully comply with the recommendations in the submitted documents.</p>
Land Drainage Unit:	<p>Satisfied that there enough evidence has been provided in the Flood Consequence Assessment to demonstrate that surface water flooding risk can be controlled (as noted in the latest Flood Maps for Planning) sufficiently, by adopting the measures suggested in the document.</p> <p>Due to the size and nature of the development, an application will need to be made to the SuDS Approval Body for approval before construction work commences.</p>
Language Unit:	No observations to offer
Natural Resources Wales:	<p>Ask for conditions regarding:</p> <ul style="list-style-type: none"> <li>• Ensuring that any unexpected contaminated land that becomes evident during the construction process is reported.</li> <li>• Request a Construction Environmental Management Plan (CEMP) prior to the commencement of the development. (Please note - as a result of NRW comments a CEMP document was submitted, and we await the observations of NRW on its contents).</li> <li>• The recommendations of the Ecology Impact Assessment Report must be followed</li> </ul>
Fire Service	No observations to offer.
Health Service:	No response received.
SP Energy Networks	No response received.
Public Consultation:	A notice was posted on the site and the neighbours were consulted. The consultation period has expired, and no responses have been received to the public consultation process.

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## 5. Material Planning Considerations:

### The principle of the development

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case.
- 5.2 The application site is located outside the development boundary of the Local Service Centre of Llanberis as defined in the LDP, however it is part of a major site that is already in use by industry. Policy PCYFF 1 of the LDP states that outside the development boundaries, proposals will be refused unless they are in accordance with other specific local or national policies in the plan. In this case, when considering that the proposal is to extend the current business that is already on the site, it is totally expected that the facility is provided on the site and therefore there is appropriate justification for allowing such a development at this location.
- 5.3 Strategic Policy PS 13 of the LDP aims to facilitate economic growth by supporting many aspects of the local economy including supporting the economic prosperity of rural communities by facilitating growth on an appropriate scale. This is a scheme to improve the facilities of an existing business at an appropriate scale for its site (see the discussion below) within an existing industrial site, and it is considered that the proposal satisfies the requirements of policy PS 13 of the LDP.

### Visual, general and residential amenities

- 5.4 Generally, policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan encourage the approval of proposals for new development provided they do not have a detrimental impact on the health, safety or the amenities of the residents of local properties or on the area in general.
- 5.5 Although large, the new building would be of a size, design and of materials that would be expected within modern industrial buildings. Indeed, it is considered that the use of timber on the face of the building would be in keeping with the location within the woodland and its location on a slope will mean that it will be subordinate to the other buildings on the site. Photomontage images have been submitted looking at the site from public locations where it will be visible and it is believed that these confirm that the impact of the development overall will be minor on the landscape. The site is not visible at all from close viewpoints. In considering its location on an industrial estate that has already received planning permission, it is not considered that this business development would cause significant harm to the site's general appearance or affect the area's visual amenities.
- 5.6 Bearing in mind the nature and use proposed (within Use Class B1), together with the distance from the building to any residential property, it is not believed that any noise or additional harm will be caused to the residential amenities deriving from the development. This is confirmed by the Noise Assessment submitted that notes the noise emissions expected from the proposed building, as can be heard in the nearest noise-sensitive property, should be considered negligible. Therefore, it is considered that concern about noise should not be a significant barrier to the implementation of the proposed new building.

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- 5.7 Overall, it is considered that the layout of the proposed development suits the location in an acceptable manner. It is not considered that the development would cause significant harm to the amenity quality of the site or the local neighbourhood and, consequently, it is considered that the development is acceptable under Policies PCYFF 2 and PCYFF 3 of the LDP as they relate to these matters.
- 5.8 The site is also within an Area of Outstanding Historic Interest but again, for the reasons noted above, it is not believed that any significant harm on the scale of the landscape would stem from the development and, as such, it is believed that the application is consistent with Policy AT 1 in the LDP.

### **Infrastructure and Sustainability Matters**

- 5.9 The Siemens site is already a business location, and this development will be carried out within the boundaries of the existing site. Welsh Water confirmed that there will be adequate capacity in the local sewerage system to meet the requirements of the development by the end of March 2025 and that a connection to the water supply can be ensured. Sustainable drainage systems (SuDS) are required to control surface water for every new development of more than 100m<sup>2</sup> in floor area and an application will need to be submitted to the SuDS Approval Body for approval before the construction work commences.
- 5.10 Afon Glyn runs close to the development site and is a possible receptor for contaminants via groundwater and contaminated run-off. The course of afon Glyn is connected hydrologically with the Llyn Padarn Site of Special Scientific Interest approximately 580m down river. An Environmental Construction Management Plan and a Pollution Prevention Plan have been submitted and are being assessed by NRW at the time of writing. This matter will be further reported upon at the Planning Committee.
- 5.11 Having ensured that appropriate arrangements are in place to prevent pollution and having followed the statutory requirements regarding sustainable drainage, it is believed that this development complies with the requirements of policies PCYFF 5, PS 5 and PS 6 as they relate to ensuring that new developments will not have a harmful impact on the wider environment and that they are resilient against likely future environmental changes.

### **Highways matters**

- 5.12 The Transportation Unit had no objection to the plan in terms of its impact on transport. There will be no change in the density use of the site and there will be no change in the parking arrangements. Therefore, it is considered that the development meets the requirements of policies TRA 2 and TRA 4 of the LDP.

### **Trees and Biodiversity Matters**

- 5.13 A Tree Survey and Arboriculture Impact Assessment were submitted together with an Ecology Impact Assessment with the application and the contents was acceptable to the Biodiversity Unit.
- 5.14 In accordance with the requirements of Planning Policy Wales (February 2024) it is a requirement to submit a Green Infrastructure Statement (GIS) to support every planning application to demonstrate how the development in question will contribute to the enhancement of biodiversity in Wales. A GIS was submitted with the application and although the Biodiversity Unit noted that the methodology used followed the guidelines for England rather

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than the Welsh procedure, the content was acceptable in terms of protecting and extending biodiversity opportunities.

- 5.15 On the whole, it is believed that mitigation measures and improvements proposed in the plan is an opportunity to develop the site in a way that is sensitive to biodiversity needs. By imposing appropriate conditions it is considered that the development is acceptable under policies AMG 5 and PS 19 of the LDP.

### **Language Matters**

- 5.16 In accordance with the requirements of the Supplementary Planning Guidance, Planning and the Welsh Language, as well as policy PS1 of the LDP, due to the size of the development's surface area, a Welsh Language Statement was provided to support the application. This states that no new jobs will be created via the development, it is proposed to improve the facilities on the site to serve the current workforce. Therefore, the proposal is not expected to lead to additional people in the area. The proposal is not expected to lead to outward migration from the area and therefore no change is expected in social mobility because of the development. Therefore a neutral impact would be expected on population mobility. The Language Unit had no further observations to offer on the proposal. It is therefore considered that the application is consistent with the objectives of policy PS 1.

### **The economy**

- 5.17 The advice and national guidance included in TAN 23 and Planning Policy Wales, Chapter 5 emphasises that local planning authorities should seek to ensure that economic developments happen in the most appropriate and sustainable places (such as existing employment sites in this case), rather than obstructing and arguing against such developments. It also states that economic advantages associated with the development can extend far beyond the geographical area of the development itself and consequently, it is essential that the planning system acknowledges and gives appropriate consideration to the economic advantages associated with new development. Authorities should also deal with economic development applications in a positive and constructive way. Within this national context, it is believed that this proposal would be acceptable and that it would be a means of maintaining and promoting this business that is valuable within the local economy, in accordance with policy PS 13 in the LDP.

## **6. Conclusions:**

- 6.1 It is considered that the use, design and proposed materials are acceptable and that they will not impair the amenities, character or appearance of the site, nor the surrounding area. All material considerations have been addressed when determining this application; however, this has not changed the recommendation.

## **7. Recommendation:**

- 7.1 To delegate powers to the Senior Planning Officer to approve the application subject to completing discussions regarding highways and archaeology matters as well as material planning conditions relating to:

1. Time
2. In compliance with the plans
3. The development shall be implemented in accordance with the ecological/tree reports



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4. The operational methods must be followed as highlighted in the CEMP / pollution prevention plan.
5. You must act in accordance with the recommendations of the Flood Risk Assessment
6. Permitted use of building for any purposes within Use Class B1 only
7. NRW Conditions
8. Welsh Water conditions
9. Ensure Welsh / Bilingual signs

Notes

1. Welsh Water
2. Land Drainage Unit
3. NRW