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| PLANNING COMMITTEE                         | DATE: 22/04/2024 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT |                  |

**Number: 3**

**Application Number: C23/0936/14/LL**

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

**Application Type: Full**

**Community: Caernarfon**

**Ward: Peblig**

**Proposal: Full application for the erection of a new workshop/office building, a workshop/welding building and a vehicle wash unit together with a private fuel storage tank and other ancillary spaces**

**Location: Caernarfon Abbatoir, Cibyn Industrial Estate, Caernarfon, Gwynedd, LL55 2BD**

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

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## 1 Description:

1.1 Full application for the erection of a new workshop/office building, a workshop/welding building and a vehicle wash unit together with a private fuel storage tank and other ancillary spaces. The proposal includes the following elements:

- Erection of Workshop and Office - 1680m<sup>2</sup> - 78m by 23.5m and 10m high
- Workshop and Welding Unit - 363m<sup>2</sup> - 22m by 16.5m and 10m high
- Vehicle Wash Unit - 160m<sup>2</sup> - 20m by 10m and 7.8m high
- External Storage Area - 500m<sup>2</sup>
- 15 HGV parking spaces
- 40 parking spaces including 3 disabled and 8 EV charging points.
- Bike storage area

It is proposed to finish the buildings with steel sheets of a colour to be agreed.

1.2 The site is located on Lôn Cae Darbi (unclassified road) on the east periphery of Cibyn Industrial Estate and is within the Caernarfon development boundary and employment site to be protected as designated in the Joint Local Development Plan. The site has been used as an abattoir until recently and the buildings have by now been demolished under advance notice C22/0431/14/HD. Rubble waste and skips remain on the site following the demolition and the vegetation around the site has been cut and removed. The proposal involves erecting the buildings that are subject to this application to be used for servicing and repairing commercial vehicles.

1.3 The following documents have been submitted as a part of the application:

- Construction Traffic Management and Environmental Management Plan 2023
- Design and Access Statement October 2023
- Energy and Sustainability Statement October 2023
- Pre-application Consultation Report November 2023
- Planning Statement October 2023
- Welsh Language Statement October 2023
- Flood Risk Assessment and Drainage Statement 26/6/2022
- Preliminary Ecological Appraisal and Preliminary Roost Assessment 1/7/2022
- Geo-Environmental Appraisal 18/5/2022
- Visual Appraisal and Landscape Strategy April 2023

## 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 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 7 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

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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 2011-26, adopted 31 July 2017**

PS 1: The Welsh Language and Culture

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PCYFF 5: Carbon Management

PCYFF 6: Water Conservation

PS 13: Providing Opportunities for a Prosperous Economy

CYF 1: Safeguarding, Allocating and Reserving Land and Units for Employment Use

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities (2019)

### 2.4 **National Policies:**

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

TAN 5: Planning and Nature Conservation

TAN 12: Design

TAN 23: Economic Development

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### 3. Relevant Planning History:

3.1 C07A/0831/14/R3 - Erection of green coloured palisade fencing and renewal of existing fencing - Approved - 03-01-2008

C10A/0059/14/11 - Full application to extend the existing abattoir, including extensions, erection of a two-storey building for offices, erection of a storage unit together with retention of the existing stock and skin sheds - Approved - 14-05-2010

### 4. Consultations:

Community/Town Council: Following a meeting of the Town Council's Planning Committee on 6 March 2024, the committee's decision is as follows

Support the application provided that it complies with Welsh Water requirements (Unanimous)

Transportation Unit: I refer to the above application and I confirm that the transportation unit does not have any objection to the proposal.

Natural Resources Wales: We have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome by attaching the following condition to any planning permission granted:

Condition - Land Contamination

Please note, without the inclusion of this condition we would object to this planning application. Further details are provided below.

Land Contamination

We have reviewed the Geo-Environmental Appraisal report (Geo-Environmental Appraisal – Gwynedd Skip Hire. GroundTech Consulting, Report Reference: GRO-22013-3516, May 2022) submitted in support the planning application. The report details the site investigation completed on the two parts of the site. Although no groundwater was encountered the soil samples indicate low concentration of contamination. It was concluded that the risk to controlled waters will be low, which we accept. However, we advise that you attach the following condition to any planning permission granted.

Condition – Previously Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall

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be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

#### Protected Species

We note that the bat report submitted in support of the above application (Preliminary Ecological Appraisal and Preliminary Roost Assessment, Arbtech, 01/07/2022) has identified that bats were not using the application site. We therefore have no further species comments to make on the application as submitted.

#### Other Matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

#### Advice for the Developer

##### Waste Management:

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, Natural Resources Wales should be contacted for advice at an early stage to avoid any delays.

The treatment and disposal of contaminated soils and groundwater is regulated by waste legislation and requires an environmental permit. Environmental Permits from NRW may be required (during construction and operation) and we recommend early consultation with the relevant NRW permitting teams to ensure all permits are in place prior to commencement of development.

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Excavated materials that are recovered via a treatment operation can be re-used on-site under the CL:AIRE Definition of Waste: Development Industry Code of Practice. This voluntary Code of Practice provides a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste.

The demolition of the building will generate what is termed as controlled waste. This waste should only be disposed of to sites which can prove that they are registered as exempt, or licensed under the Environmental Permitting Regulations. There is a legal requirement (Duty of Care requirements of Section 34 the Environmental Protection Act 1990) on the site owner, demolition contractor etc to ensure that the re-use or disposal of this waste is

appropriate and complies with the Environmental Permitting Regulations. The Duty of Care requirements also mean that appropriate Waste Transfer Notes are produced and kept. Inappropriate disposal will result in enforcement action being taken against all those involved in the disposal of the waste.

It would be appreciated when the demolition begins if any demolition notice could be forwarded to Senior Environment Officer Euryng Roberts at Euryng.Roberts@naturalresourceswales.gov.uk, or at NRW's office at Maes y Ffynnon, Bangor, LL57 2DW.

#### Pollution Prevention:

The Proposed Drainage Layout plan, ref: 220208 XX EX C 000, notes that "it is assumed that the vehicle wash will operate using a water recycling system." Drainage from the vehicle wash must not connect to the surface water drainage system for the site. If any drainage system is required, drainage from this area must connect to foul sewer.

During demolition and construction, to prevent any pollution due to silty run-off from the site, we refer to GPP 5 "Works and maintenance in or near water" at [gpp-5-works-and-maintenance-in-or-near-water.pdf](https://www.netregs.org.uk/gpp-5-works-and-maintenance-in-or-near-water.pdf) (netregs.org.uk). Any dewatering water etc should receive settlement e.g. via a Siltbuster type system before discharge off site and silt fencing used where necessary. We also refer to the .GOV dewatering position statement regarding pumping out excavations etc. Temporary dewatering from excavations to surface water: RPS 261 - GOV.UK ([www.gov.uk](https://www.gov.uk))

For the garage site, it's noted the intention to use a SuDS system to deal with surface water drainage and that there will be parking for 40 cars and 15 HGVs. Given the number of vehicles involved, we advise that a fuel interceptor be installed on the surface water line prior to drainage to the flow balancing system. We refer the applicant to GPP 3 "Use and design of oil separators in surface water drainage

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systems” at [guidance-for-pollution-prevention-3-2022-update-v2.pdf](#) ([netregs.org.uk](#))

We advise the future operators of the site to colour code all drains on site i.e. blue mark on all surface water manholes and red mark on all foul manholes. This and a site drainage plan would be useful information for the emergency services as part of a site emergency plan.

All fuel, oil and chemicals used on site should be stored away in a locked store which is bunded to 110% capacity of the total volume stored. – this applies to both the demolition and operational phase of the development.

An oil spill kit should be available on site for dealing with any oil spill. All staff on site should be aware of its location and trained in its use. – this applies to both the demolition and operational phase of the development.

Dŵr Cymru:

The site is crossed by a 100mm public watermain with the approximate position being marked on the attached plan. In accordance with the Water Industry Act 1991, Dŵr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs, and as such would require an easement of 3m either side of the centreline. Having reviewed the proposed site plan, it appears that the fuel and adblue storage would be above and/or within the easement of the public watermain. Our strong recommendation is that the site layout takes into account the location of the public watermain crossing the site. Alternatively, it may be possible to divert the watermain if the developer applies under Section 185 of the Water Industry Act and we request that they contact us to discuss and consider possible solutions.

In the first instance, we would advise of the need to accurately locate the asset on site as our record plans are a general guidance only and should not be relied upon in the event of excavations or other works made in the vicinity of the asset. We would need to carry out the survey work and would suggest that the developer contact our colleagues at [PlanandProtect@dwrwymru.com](mailto:PlanandProtect@dwrwymru.com) for a quotation. We enclose our Conditions for Development near Watermains and advise that the developer must contact Dŵr Cymru Welsh Water before any development commences on site.

Turning towards drainage matters, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system. We note from the Drainage Strategy that it is proposed to communicate foul flows from the proposed development with the public foul sewer at SH49629503. However, we advise that the

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flows should be connected to the foul sewer at manhole SH49628503 located in the road to the west of the site.

The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) features, in accordance with national standards, and is strongly recommended that the developer engage in pre-application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS features. Please note, Dŵr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to any SuDS proposals by response to SAB consultation.

Notwithstanding this, and in light of the above, we would kindly request that if you are minded to grant Planning Consent for the above development that the following Conditions and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dŵr Cymru Welsh Water's assets.

#### Conditions

No development shall take place until details of a scheme to either protect the structural condition or divert the water main crossing the site has been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the water main. No other development pursuant to this permission shall be carried out until the approved protection measures or diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public watermain(s) and avoid damage thereto.

No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.



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Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

#### Advisory Notes

The applicant may need to apply to Dŵr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of [www.dwrcymru.com](http://www.dwrcymru.com).

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dŵr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times.

The planning permission hereby granted does not extend any rights to carry out any works to the public sewerage or water supply systems without first having obtained the necessary permissions required by the Water industries Act 1991. Any alterations to existing premises resulting in the creation of additional premises or merging of existing premises must also be constructed so that each is separately connected to the Company's water main and can be separately metered. Please contact our new connections team on 0800 917 2652 for further information on water and sewerage connections.

If the development will give rise to a new discharge (or alter an existing discharge) of trade effluent, directly or indirectly to the public sewerage system, then a Discharge Consent under Section 118 of the Water Industry Act 1991 is required from Dŵr Cymru / Welsh Water. Please note that the issuing of a Discharge Consent is independent of the planning process and a consent may be refused although planning permission is granted.

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As of 7th January 2019, this proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development may therefore require approval of Sustainable Drainage Systems (SuDS) features, from the determining SuDS Approval Body (SAB), in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'.

In accordance with Planning Policy Wales (Edition 11) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposals, including utilising approaches that improve water efficiency and reduce water consumption. We would recommend that the applicant liaises with the relevant Local Authority Building Control department to discuss their water efficiency requirements.

Public Protection Unit:

Having read the Geo-Environmental Appraisal report (ref: GRO-22013-3516) we agree with the findings. As the site will be covered with a hard floor this will remove the pollutant route for the site's final users.

Nevertheless, we agree with the observations of Natural Resources Wales and therefore the following statement made by them is also relevant to the Public Protection Service:

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

Biodiversity Unit

The applicant has provided an ecological report by Arbttec dated 1 July 2022:

Preliminary Ecological Appraisal and Preliminary Roost Assessment

The proposal is to demolish buildings. According to the ecological report there are no protected species (bats or birds) roosting or

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nesting in the buildings.

The construction work is likely to cause loss of shrubs. The development must adhere to the recommendations of the ecological report.

The building should not be Constructed within 8 metres of a hedge on the southern boundary of the site. I wish to see plans that indicate this.

The Welsh Assembly  
Government Transportation  
Unit:

I refer to your consultation of 26/02/2024 regarding the above planning application and advise that the Welsh Government as highway authority for the A487 trunk road does not issue a direction in respect of this application.

Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertising period has expired and no observations have been received.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 The proposal is for the erection of a new workshop/office building, a workshop/welding building and a vehicle wash unit together with a private fuel storage tank and other ancillary spaces on a site located within the Cibyn Industrial Estate, Caernarfon. The site is within the Caernarfon development boundary and within an area that has been designated an Employment Area to be protected in the Local Development Plan.
- 5.2 Policy PCYFF 1 approves proposals within Development Boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations. Policies PS13 and CYF 1 of the LDP state that land and units on existing employment sites, including this site, will be safeguarded for B1, B2 and B8 employment/business purposes. The proposal coincides with the specific safeguarded use classes therefore the principle of the proposal complies with policies PCYFF1, PS13 and CYF 1.

### Visual amenities

- 5.3 The proposal involves the erection of a workshop and office building, a workshop and welding building and a vehicle wash unit. These buildings are substantial, with two of them measuring 10m high and the other 7.8m high. The main workshop building and the vehicle wash unit will be located to the rear of the site backing onto the bypass, while the workshop and welding building will be located near the site access. The remainder of the site would include an external storage area, a fuel storage area and HGV and general parking spaces including disabled parking spaces, EV charging points and a bike storage area.

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- 5.4 Existing and proposed cross-section plans have been submitted with the application demonstrating the difference between the former abattoir building prior to its demolition and the buildings subject to this application. This plan shows that the general height of the main building which backs onto the bypass coincides with that of the previous building, it also shows that the ridge of the workshop and welding building would appear to be taller than the main building from the direction of the bypass, as the land levels slope downwards across the site towards the bypass.
- 5.5 A Landscape Visual Impact Assessment has also been submitted as part of the application. This assessment acknowledges the application's site on the periphery of the Industrial Estate and notes the substantial abattoir building that was on the site until recently. The assessment states that the proposed development would be visible from four viewpoints within the industrial context of the Cibyn Industrial Estate and the tall industrial buildings such as Beacon Climbing Centre and Phytovation buildings, which, among others, are large scale buildings that are also prominent features within viewpoints and the landscape. On this basis, the assessment states that the proposed development would not be visible as a new feature within the landscape.
- 5.6 It is proposed to landscape around the site with the following elements:
- Proposed mix of native hedges
  - Proposed meadow grass
  - Proposed native trees
  - Proposed mix of native hedges
  - Existing verge with recently planted sapling.
- 5.7 It is acknowledged that the proposal involves constructing substantial buildings on the site, and this site is now visible from the Caernarfon bypass. It is also acknowledged that the site is located within an existing Industrial Estate and forms part of a designation for safeguarding B1, B2 and B8 employment uses. The buildings associated with these uses are of a substantial nature. The abattoir that was present on this site has now been demolished and the cross-section plans confirm that the visual impact of the proposal will be similar to what previously existed on the site. It is proposed to provide an external storage area on the site, and it is considered that the height of what will be stored here can be restricted to 4m by means of a planning condition. It is noted that most of the trees and hedges that surrounded the site have now been cut, but it is proposed to landscape the site to compensate for the vegetation that has been removed.
- 5.8 Based on the above, it is not considered that the proposal in question would have a significantly detrimental visual impact due to its location within the Industrial Estate and any views of the site would be within the context of other substantial buildings within the estate. It is therefore considered that the proposal along with the landscaping is acceptable and complies with the requirements of policies PCYFF 2,3 and 4 of the LDP.

#### **General and residential amenities**

- 5.9 As noted above, the site is located within the Cibyn Industrial Estate on the outskirts of the town of Caernarfon. The nearest residential units are located approximately 170m (Glangwna Holiday Park on the opposite side of the bypass), 230m (Bodrual Farm on the opposite side of the bypass, and property located within the Industrial Estate) and 450m (Bro Seiont estate, Caernarfon) from the site.

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- 5.10 The demolition of the buildings on the site was the subject of advance notice C22/0431/14/HD and it was confirmed that no prior consent was required. This application included details of the demolition work and dust management measures. The buildings that were present on the site have now been demolished and the rubble mounds are stored on the site. Natural Resources Wales and the Public Protection Unit have noted the findings of the Geo-Environmental Appraisal submitted as part of this application in terms of land pollution and have proposed a condition to ensure that any further potential contamination identified on the site should be treated appropriately.
- 5.11 The proposal involves erecting substantial buildings on the site that will be used to service and repair commercial vehicles. As already noted, the site is located within an existing Industrial Estate that is safeguarded for B1, B2 and B8 uses. These uses can cause disruption for residential houses due to noise or pollution and therefore the designations have been located in areas where any impact on nearby residents is at a minimum.
- 5.12 The site is located at least 170m away from any residential property, and the nearest houses are located either on the Industrial Estate, or on the opposite side of the bypass which runs past the outskirts of the site. On this basis, and that the site is located on an existing Industrial Estate, adjacent to other industrial units that are safeguard for B1, B2 and B8 uses, it is not considered that the proposal is likely to have a significantly detrimental impact on any nearby resident. The proposal therefore complies with the requirements of policy PCYFF 2 of the LDP.

#### **Transport and access matters**

- 5.13 The proposal involves erecting substantial buildings on the site that will be used to service and repair commercial vehicles. In addition to erecting buildings to operate the business on the site, it is proposed to provide 15 HGV parking spaces, 40 general parking spaces including 3 disabled bays and 8 EV charging points and a bike storage area. A Construction Traffic Management and Environmental Management Plan has been submitted with the application. It is proposed to use the site's existing accesses and the site plan shows a HGV turning circle within the site. The Transportation Unit along with the Welsh Parliament's Transportation Department have confirmed there is no objection to the proposal. The proposal therefore complies with the requirements of policies TRA 2 and TRA 4.

#### **Biodiversity matters**

- 5.14 A Preliminary Ecological and Roost Assessment Report was submitted as part of the application. The report refers to the buildings that have already been demolished as well as the site itself. The report confirms there were no protected species present on the site, and there is low potential of other species due to the site's urban location and the nearby bypass. The response of the Biodiversity Unit confirms it is satisfied with the contents of the report. It is noted that their responses refer to the demolition work that has already been completed, it also refers to the need to locate any building 8m from the hedge on the southern boundary of the site. This hedge has already been removed during the demolition work, but it is proposed to landscape the site and it is appropriate to mitigate the lost vegetation by imposing a planning condition to ensure that the landscaping plan is completed.
- 5.15 It is noted that biodiversity improvements such as creating habitats through planting, and installing nesting boxes and bat boxes on the site are proposed in section 4 of the ecological report.

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Although a green infrastructure statement was not formally submitted as part of the application, it is considered possible to assess the proposal and confirm that it complies with the requirements of policy PS19 of the LDP and an update to chapter 6 of Planning Policy Wales which relates to the phased approach based on the information that has been submitted.

### **Sustainability matters**

- 5.16 An Energy and Sustainability Statement and a Flood Risk Assessment and Drainage Statement have been submitted with the application. The site has been developed in the past and the information submitted as part of the application notes it is intended to provide PV panels on the roofs of the buildings, and there will be a sustainable plan for dealing with SuDS on the site. This plan would be subject of a separate consent by a SuDS Approval Body.
- 5.17 Based on the information that has been submitted as part of the application, it is considered that the proposal complies with the requirements of policies PS5, PS6, PCYFF 5 and 6 of the LDP.

### **Language Matters**

- 5.18 In accordance with the requirements of the Supplementary Planning Guidance: Maintaining and Creating Distinctive and Sustainable Communities (SPG), as well as policy PS1 of the LDP, there are some specific types of developments where the proposal must submit a Welsh Language Statement. The thresholds regarding when such a document must be submitted have been set out in Policy PS1 of the Joint LDP and Diagram 5 of the SPG. It is noted on the application form that the proposed development will create 27.5 jobs (25 full-time and 5 part-time) and that the surface area of the proposed buildings on the site is significantly greater than the 1,000m<sup>2</sup> threshold set by the policy for requiring a Welsh Language Statement. As a result, a Welsh Language Statement would need to be submitted in support of the application.
- 5.19 A Statement has been submitted as part of the application and it states that the development is likely to have a positive impact on the Welsh Language on grounds of providing the following:
- Expand an established business that operates bilingually
  - The applicant employs a number of local Welsh workers at their existing premises
  - The new building will provide employment opportunities for a varied spectrum of workers
  - The company has a Welsh Language Policy in place already that would also apply to the new premises
  - The proposed development is located within a stronghold of the Welsh language
  - The proposal is located in an area where 59% of the population note that they are Welsh-speakers only (2021 Census)

The statement also refers to choosing a Welsh business name with links to the area (Cerbydau Masnachol Cibyn Cyf) and a commitment to providing bilingual signs within the site. It is possible to include a condition on the planning consent to secure this.

- 5.20 The proposal is to provide a business on a site located within the existing Industrial Estate. The Language statement confirms the business' existing commitment to the Language and it is intended to include this site in their commitment. As there is no evidence to show that the development will cause harm to the language and by imposing conditions, it is considered that the proposal complies with policy PS1.

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## **6. Conclusions:**

- 6.1 As a result of the above assessment, it is not considered that the proposal is contrary to any material planning policy within the LDP and the proposed development is appropriate for the site and is likely to be beneficial to the local economy. Consideration was given to all material planning issues and it is not believed that the proposal is likely to cause any unacceptable adverse impacts to nearby residents or the community in general.

## **7. Recommendation:**

### 7.1 To approve – conditions

1. 5 years
2. In accordance with the plans and documents submitted as part of the application
3. Colour of finish to be agreed
4. PV panel details to be agreed
5. Carry out landscaping in accordance with the plan contained in the Visual Landscape Impact Assessment.
6. The Biodiversity improvements must be completed in accordance with the contents of section 4 of the ecological report
7. Welsh Name
8. Welsh Signs
9. Condition for discovery of unidentified pollutants
10. Welsh Water conditions
11. The equipment/material to be stored in the external storage area to be no higher than 4m.

## Notes

Nature Conservation

SUDS

Major applications

Welsh Water Letter

Natural Resources Wales Letter