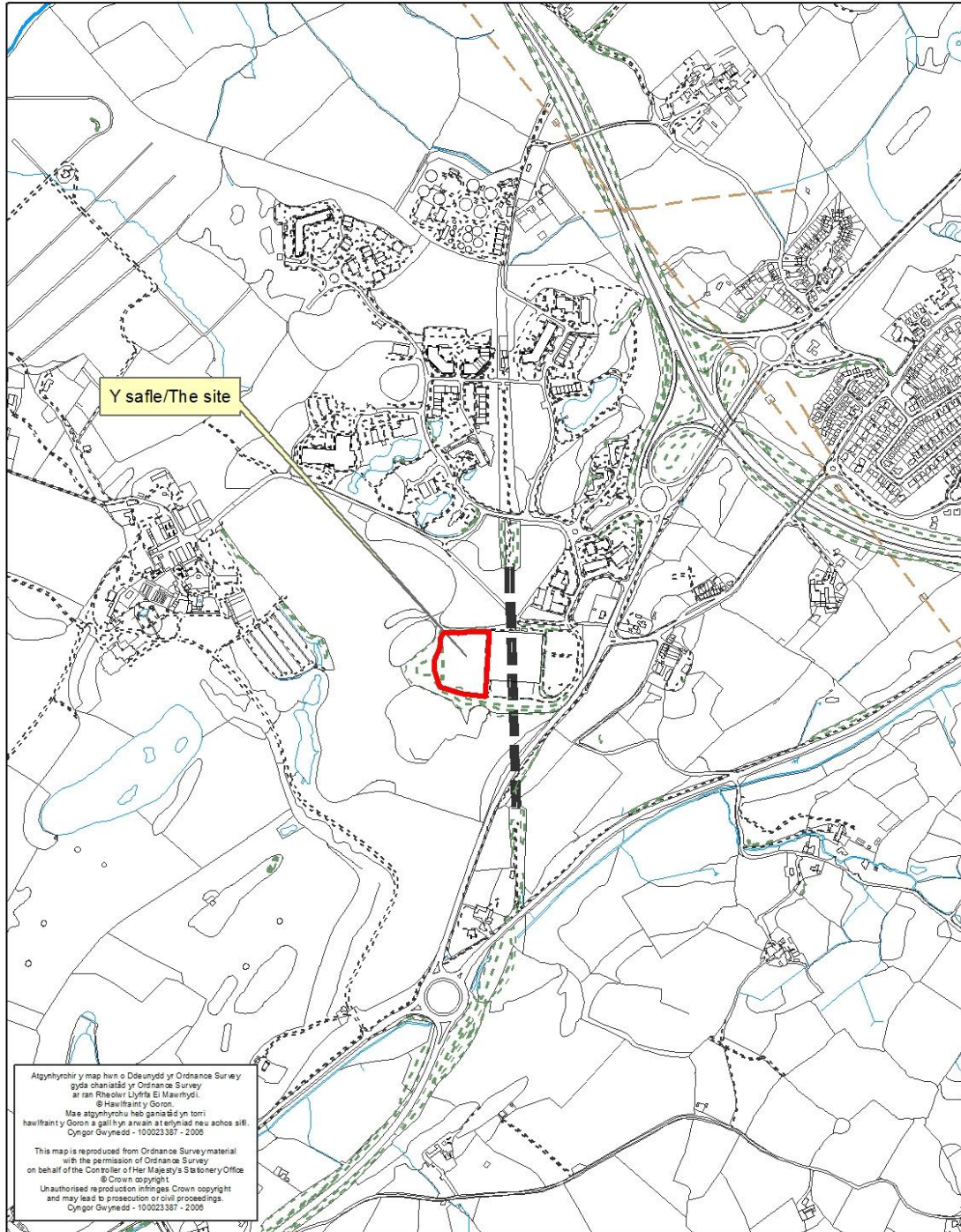


Number: 5



Rhif y Cais / Application Number : C16/0154/25/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 MANAGER PLANNING AND ENVIRONMENT	CAERNARFON

Application Number: C16/0154/25/LL
Date Registered: 19/02/2016
Application Type: Full - Planning
Community: Pentir
Ward: Pentir

Proposal: AN EXTENSION OF 75,000 SQUARE FEET TO THE EXISTING WAREHOUSE.
Location: THE BOOK PEOPLE LTD., FFORDD Y PARC, PARC MENAI, BANGOR, GWYNEDD, LL57 4FB

Summary of the Recommendation:

TO DELEGATE THE RIGHT TO APPROVE

1. Description:

1.1 This is a full application to extend *The Book People's* book warehouse in Parc Menai to create an additional storeroom that is supplementary to the existing warehouse. The application can be split into the following elements:-

- Erecting the 6,993m² extension (75,000 square feet) at the rear of the existing 9,290m² (100,000 square feet) building on a site measuring 0.7ha.
- Creating a mezzanine floor within the front eastern corner of the building, including new staircases and lifts.
- Re-locating the administrative office and the internal toilets on the ground floor of the existing building in order to improve access to the new extension.
- Retaining the 290 existing parking spaces along with the 12 spaces for bikes that are located in front of the building.
- Creating an additional loading area in addition to the 3 existing areas on the southern side of the building.
- Raising the height of the unloading area canopy from 6m to 6.3m on the southern side of the building to accommodate lorries and trailers.

1.2 The new extension will measure 82m in length, 85.4m in width with a height of 14.4m, which reflects the height of the existing building. Internally, the walls and roof of the extension will be made of a profiled steel covering, coloured to match the existing building and set on a steel frame. Light panels will be installed in the roof which will reflect the existing panels in terms of design and setting. The exact colours can be confirmed by including a relevant planning condition should the application be approved.

1.3 The site of the extension is located at the western gable-end of the existing building and includes a plot of flat land with a slate surface that was created when the original building was erected in 2002. This surface was created specifically for developing it under stage 2 in order to allow the Mail Order and Delivery Service to be expanded in the future. As part of the original application and to reduce the impact of the building on visual amenities a tree-planting and landscaping plan was implemented on the western and southern edges of the site which has by now been established. To the north of the site there is a coppice known as the Warren along with offices and an avenue that serves the site itself, to the north-east there is a residential dwelling known as Capel y Graig Lodge, and to the east the registered wall of the Faenol Estate with the A487 trunk road behind it, to the south there is the parkland of the Estate which includes an open pasture and coppices and to the west there is parkland, with the Estate's buildings further away.

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1.4 The site of the application has been designated within the Gwynedd Unitary Development Plan (GUDP) as an Employment Protection Site. The site is within a Landscape Conservation Area and a Registered Historic Landscape. In addition to this, the Faenol Estate Conservation Site is located approximately 200m south-west of the western boundary of the application site.

1.5 In accordance with the requirements of Technical Advice Note 12 Design (2014) a Design and Access Statement was submitted with the application. In addition to this document a Phase One Extended Habitat Survey was submitted as the site is recognised under the Natural Environment and Rural Communities Act, 2006 as a Biological Diversity Conservation Habitat along with a Community and Language Statement in accordance with the requirements of the Supplementary Planning Guidance: Planning and the Welsh Language (2009).

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 Unitary Development Plan.

2.2 Gwynedd Unitary Development Plan 2009:

POLICY A1 – ENVIRONMENTAL OR OTHER IMPACT ASSESSMENTS

Ensure that sufficient information is provided with the planning application regarding any environmental impacts or other likely and substantial impact in the form of an environmental assessment or assessments of other impacts.

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 A3 – PRECAUTIONARY PRINCIPLE

Refuse proposals if there is any possibility of serious or irreversible damage to the environment or the community unless it can be shown conclusively at the end of an appropriate impact assessment that the impact can be negated or mitigated.

POLICY B3 – DEVELOPMENTS THAT AFFECT THE SETTING OF LISTED BUILDINGS

Ensure that proposals have no effect on the setting of Listed Buildings and that they conform to a series of criteria aimed at safeguarding the special character of the Listed Building and the local environment.

POLICY B4 – DEVELOPMENTS IN OR AFFECTING THE SETTING OF CONSERVATION AREAS

Ensure that proposals within conservation areas, or proposals that affect their setting, are refused unless they aim to maintain or enhance the character or appearance of the conservation area and its setting.

POLICY B12 – PROTECTING HISTORIC LANDSCAPES, PARKS AND GARDENS

Protect landscapes, parks and gardens of special historic interest in Wales from developments that would cause significant harm to their character, appearance or setting.

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POLICY B16 – PROTECTING NATIONALLY IMPORTANT NATURE CONSERVATION SITES
 Refuse proposals that are likely to cause significant damage to nature conservation sites of national importance unless they conform to a series of criteria aimed at protecting, enhancing and managing recognised features within the sites.

POLICY B20 – SPECIES AND THEIR HABITATS THAT ARE INTERNATIONALLY AND NATIONALLY IMPORTANT
 Refuse proposals that are likely to cause unacceptable disturbance or harm to protected species and their habitats 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 B24 - ALTERATIONS AND BUILDING EXTENSIONS WITHIN DEVELOPMENT BOUNDARIES, RURAL VILLAGES AND THE COUNTRYSIDE
 Ensure that proposals for alterations or extensions to buildings conform to a series of criteria aimed at protecting the character and amenity value of the local area.

POLICY B25 – BUILDING MATERIALS
 Safeguard the visual character of the Plan area by ensuring that only natural Welsh slates or slates that are similar in terms of their appearance, colour and weathering properties are permitted, other than in circumstances in which the type of building or its particular setting, or the sustainability benefits, are such that another material would be appropriate. In respect of other parts of the building, development will be required to use high quality building materials that complement the character and appearance of the local area. Proposals that introduce substandard or intrusive materials will be refused.

POLICY B33 – DEVELOPMENT THAT CREATES POLLUTION OR NUISANCE
 Protect human amenities, the quality of public health and the natural or built environment from high levels of pollution.

POLICY CH33 – SAFETY ON ROADS AND STREETS.
 Development proposals will be approved provided they 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 D1 – HIGH VALUE EMPLOYMENT SITES
 Protect land and units on High Value Employment Sites. In extreme cases, small-scale ancillary support facilities will be approved if a series of criteria relating to preponderant justification; symmetry and the function of the site in question, can be met.

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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.

Supplementary Planning Guidance: Planning and the Welsh Language (2009).

Gwynedd Design Guidelines (2003).

2.3 National Policies:

Planning Policy Wales, Edition 8, (2014).

Technical Advice Note (TAN) 5 Nature Conservation and Planning (2009).

TAN 12 Design (2014).

TAN 20 Planning and the Welsh Language (2013).

TAN 23 Economic Development (2014).

The Welsh Office Circular 61/96 Planning and the Historic Environment.

3. Relevant Planning History:

3.1 Planning application number C98A/0360/25/AM – outline application for offices approved in September, 1998.

3.2 Application number C01A/0645/25/LL – erection of a separate building for the purpose of distributing mail orders and a customer support centre - approved December, 2001. As part of the details of this application, reference was made in the plans to the possibility that the western part of the site would be developed in the future in order to expand the business under phase 2.

4. Consultations:

Community/Town Council: No response.

Transportation Unit: No objections based on access nor the number of parking spaces that are currently on the site.

Biodiversity Unit: Need to include appropriate conditions relating to the mitigation measures included in the habitat survey that was submitted with the planning application itself, should the application be approved.

Trees Unit: No response.

Welsh Government (Transportation): No response.

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CADW:	No response.
Welsh Historic Gardens Trust:	No response.
Natural Resources Wales:	Need additional information relating to a lighting scheme, a biodiversity risk assessment along with further details relating to the Great Crested Newt. The threat of flooding on the site is very low. Basic observation relating to avoiding pollution and managing rubbish.
Welsh Water:	No response.
Public Protection Unit:	No response.
Public Consultation:	Notices were posted around the site and nearby residents were informed. When preparing this report, no responses were received from the public, with the notice period coming to an end on 23.03.16.

5. Assessment of the relevant planning considerations:

The principle of the development

- 5.1 The principle of expanding existing enterprises is based in Policy D8 of the GUDP, which states that proposals relating to extending/expanding/intensifying existing industrial enterprises and businesses will be approved subject to compliance with a number of guidelines relating to ensuring the existing use does not cause significant harm to the surrounding area, that the proposal is located within the existing development, that the proposal is ancillary to the work that exists there already, and that the scale of the proposal will not significantly impact environmental amenities and the local roads network. In addition, Policy D1 protects land and units on High Value Employment Sites (including Parc Menai) for employment initiatives/business included in the B1 class and Policy B24 permits proposals to make changes to or extend a building on the condition that the design and scale are in keeping with the main building and the local area surrounding the development.
- 5.2 Policy A1 states that proposals will be refused unless sufficient information is provided with the planning application concerning any significant likely environmental or other impacts. Policy A2 states that proposals which would cause significant harm to the social, linguistic or cultural cohesion of communities, due to their size, scale or location, will be refused. Policy A3 states that proposals will be refused if there is any possibility of serious or irreversible damage to the environment or the community unless the relevant impact assessment can show beyond doubt that the impact can be avoided or alleviated.
- 5.3 In addition to these policies, it must be taken into consideration that details had been included in the previous application to erect the existing building which confirmed the applicant's intention to expand the enterprise in the future by preparing the plot of land that is the subject of this current application for re-development. Given the content of this assessment as a whole, along with the planning history of the site, it is believed that the proposal, as submitted, is acceptable in principle subject to its compliance with the other relevant policies discussed above.

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Visual amenities

- 5.4 The application site is located behind the existing building, using a plot of flat land that has already been prepared for re-development under the previous planning application. The extension will be a reflection (based on design, form, and external materials) of the existing building. The plot of land is substantially screened by the established coppice to the north (which is a mixture of evergreen and deciduous trees) along with office structures. The site will also be partially concealed from the East (the A487) when considering the location and the height of the Faenol Estate's boundary wall. The site is also screened by trees and bund from the southern direction from private land that is owned by the Faenol Estate. The site will be most visible (but from a distance) from the western direction where some of the structures of the Estate are located. There will be intermittent views of the new extension along the avenue that services the Estate from the Parc Menai direction through a gap in the screen of trees around the application site. However, as the extension will be of the same appearance and height of the existing building (which is located lower than the landscape around it) there will not be a substantial difference nor will the extension have a substantial impact on the visual amenities from the westerly direction. Although this current proposal does not include a landscaping plan, based on the size limitations of the site it is recommended that any planning permission include a condition that requires the applicant to submit a landscape management plan for the periphery of the site to be agreed with the Local Planning Authority in order to ensure that that new extension and the existing building will not have an unacceptable impact on the local landscape.
- 5.5 It is also noted that the site is located within a Landscape Conservation Area in the GUDP as well as being within a Registered Landscape of Historic Interest, the priority within such designations is to protect and enrich the positive characteristics of the landscape and reject proposals if they have a detrimental effect on the character, appearance and setting of the historic landscape. When considering the proximity of the extension to the existing building (which is by now established in the landscape), that there are only intermittent views of the extension from the west and the fact that the site has already been designated for industrial use of a high standard, it is believed that the this latest proposal for extending the existing building will not have a substantial or significant impact on the setting and character of this part of the historic landscape.
- 5.6 The proposal is also closely located to the south of the Vaynol Estate conservation area along with the grade II registered boundary wall of the Estate which is located to the east of the application site. Despite these statutory designations it is believed that there will be no significant negative impact on the setting or integrity of the conservation area nor the registered wall considering the location and design of the extension along with the screening and landscaping that reduces its impact on the local environment. To this end, it is believed that the proposal is acceptable based on the requirements of Policies A1, A3, B3, B4, B12, B22, B23, B24, B25 and D8 of the GUDP together with compliance with the national guidance included in Chapters 5, 6 and 7 of Planning Policy Wales and Technical Advice Note 12 along with the contents of Circular 61/96.

General and residential amenities

- 5.7. As referred to above, the extension is located within a site that has been denoted specifically for industrial/commercial use of a high standard and this part of Parc Menai has already been developed for this kind of use. The nearest residential dwelling is located approximately 210m to the north-east with a coppice and the existing building located between them. As business use/work on a large scale has already been established on the site and considering

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the location of the extension at the rear of the existing building it is believed that the residential and general amenities of the owners of this property would not be undermined significantly should the application be approved. The noise produced by the equipment and machines that are used for existing purposes are limited effectively to the empty space within the structure and there is no intention to add to these within this current plan. It is believed that there will not be a substantial increase in transport/movements to and from the site and considering that the proposal permits high lorries and trailers to unload their goods on the site, this, in its turn, will lead to a reduction in the number of lorries visiting the site itself. It was also considered, when preparing this report, that no response to the proposal had been received from the public during the statutory notification period. Therefore, it is believed that the proposal is acceptable based on the requirements of Policies B23, B33 and D8 of the GUDP.

Transport and access matters

- 5.8 In response to receiving a statutory consultation regarding this application the Transport Unit states that the proposal is unlikely to add to the traffic levels through nearby towns and villages and the existing number of parking spaces is more than double what is expected for this type of use. It is therefore considered that the proposal is acceptable in terms of the requirements of Policy CH33 and CH36 of the GUDP.

Biodiversity matters

- 5.9 The Council's Biodiversity Unit has made observations on the application based on the contents of Section 4 of the Phase One Extended Habitat Survey that was submitted with the application. To protect the flora and fauna of the habitat identified as part of the *Mosaic of Open Habitats on land that had previously been developed* the mitigation measures included in the survey would need to be undertaken and this can be ensured by including specific planning conditions.
- 5.10 Natural Resources Wales' (NRW) observations on the proposal state that there was not enough information submitted with the application to allow them to respond to it fully. To this end, the applicant was asked to submit additional information regarding introducing a lighting scheme, a biodiversity risk assessment and further details regarding the Great Crested Newt. This information had not been received at the time of preparing the report, but it was understood that the applicant was in discussions with Natural Resources Wales regarding these aspects of the proposal. Should this information be submitted and confirms that there will be no impact on protected species (bats and the great crested newt), then, it is believed that the proposal complies with the requirements of Policies A1, A3, B16, and B20 of the GUDP together with compliance with the advice included in Chapter 5 of Planning Policy Wales Conserving and Improving Natural Heritage and the Coast and TAN 5 Planning and Nature Conservation. It will be possible to set specific conditions to ensure this if NRW believes that conditions are required to manage the situation.

Linguistic and Community Matters

- 5.11 In accordance with the requirements of SPG: Planning and the Welsh Language - A Linguistic and Community Impact Statement was submitted to coincide with the application but at the time of preparing this report no response had been received from the Joint Planning Policy Unit to be included. Should the Unit respond favourably to its contents it can then be assumed that the proposal complies with Policy A2, TAN 20 and the relevant SPG which protect the social, linguistic and cultural fabric of communities.

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Relevant planning history

- 5.12 As referred to above, the plot of land included in this latest application has already been prepared for a plan to expand the existing business and this had been confirmed when the previous planning application was submitted.

The economy

- 5.13 The national advice and guidelines included in TAN 23 and Planning Policy Wales, Chapter 7 emphasise that local planning authorities should seek to ensure that economic developments are undertaken in the most appropriate and sustainable locations (such as high quality employment sites in this case) rather than preventing or discouraging such developments. It also states *The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development...authorities should adopt a positive and constructive approach to applications for economic development.* Within this national context it is believed that this proposal is acceptable and is a way of maintaining and promoting this successful business which is very valuable within the local economy and beyond.

6. Conclusions:

- 6.3 Given this assessment and subject to receiving favourable observations from NRW on including specific planning conditions it is believed that this current application is acceptable based on scale, location, design, form, materials, road safety, parking, visual and residential amenities and complies with local and national planning policies and guidance.

7. Recommendation:

- 7.1 To delegate powers to the Senior Manager - Planning and Environment to approve the application, subject to the receipt of favourable observations from NRW and the Joint Planning Policy Unit and relevant conditions in relation to:-
1. Five years
 2. In accordance with the plans.
 3. Biodiversity conditions in relation to undertaking mitigation measures as included in the Phase One Extended Habitat Survey submitted with the planning application.
 4. External materials.
 5. NRW's conditions regarding safeguarding protected species.
 6. Submit a Lighting Scheme to be agreed upon with the Local Planning Authority.
 7. Submit a landscape management plan to be agreed upon with the Local Planning Authority.
 8. Restrict the mezzanine floor to the location shown in plan number BAS-DR-A 023 Rev. P3.