

PLANNING COMMITTEE	DATE: 28/04/2025
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

**Number: 8**

**Application Number: C24/0922/14/LL**

**Date Registered: 06/11/2024**

**Application Type: Full**

**Community: Caernarfon**

**Ward: Peblig**

**Proposal: Full application for the creation of a depot comprising of offices, workshop, storage buildings together with associated works.**

**Location: Plot C6, 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 creation of a depot comprising of offices, workshop, storage buildings together with associated works. The proposal includes:
  - A) Workshop - The workshop (maintenance shed) would measure 30 metres long, 22 metres wide and 9 metres to the ridge. It is intended to site the shed in the western part of the industrial estate which shares a boundary with a residential housing estate. The shed is located approximately 17 metres from the western boundary.
  - B) Stores - Two buildings with one measuring approximately 13 metres long, 12 metres wide and 7 metres to the ridge, and the second measuring approximately 18 metres long, 8 metres wide and 5 metres high. It is intended to locate them in the middle of the site with the rear elevation facing the northern boundary and the rest of the industrial estate which is on higher ground. It is also noted that it is intended to site 6 steel containers and provide space in front of the stores for pole storage.
  - C) Offices - The building would measure approximately 36 metres long, 12 metres wide and 4.5 metres to the ridge. The plan shows a proposal to install solar panels along the southern runway of the building's roof. The proposed offices would be located in the eastern end of the site with the rear elevation facing the northern boundary.
- 1.2 The sheds would be covered with grey coloured sheets with blue coloured edges.
- 1.3 The site is served by an unclassified county road that leads through the estate. The proposal includes provision for 44 parking spaces (including 3 disabled parking spaces) and bicycle storage area. It is also proposed to designate 10 parking spaces for lorries and 8 spaces to store other machines. Additional evidence was submitted explaining the transport generated by the proposal at the request of the Welsh Government (Trunk roads) on 03.03.2025.
- 1.4 Amended site plans were received indicating drainage and landscaping work along with a proposal to use an area within the site indicated in blue on the plan to store goods, equipment and machinery.
- 1.5 The applicant states that the number of workers would increase from 35 to 45 if the application was approved.
- 1.6 The site is located within the Caernarfon development boundary as defined in the Joint Local Development Plan and wholly within a '*site that has been protected as a main employment site*' for employment use (B1, B2 and B8) in accordance with Strategic Policy 13 (Providing opportunities for a prosperous economy) and Policy CYF 1 (Safeguarding, allocating and reserving land and units for employment use) of the Joint Local Development Plan.
- 1.7 The application is submitted to the Committee due to its scale.
- 1.8 The following documents were submitted as part of the application:
  - Language Statement
  - Design and Access Statement
  - Green Infrastructure Statement
  - Ecological Report

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- Planning Statement
- Traffic Flow
- Reptile Survey
- Construction Environmental Management Plan
- Results of the Trees Assessment

## 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 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

PS 4: Sustainable transport, development and accessibility

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

PS 13: Providing opportunity for a flourishing economy

CYF 1: Safeguarding, allocating and reserving land and units for employment use

PS 19: Conserve and where appropriate enhance the natural environment

AMG 5: Local Biodiversity Conservation

## 2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (2024), Edition 12

Technical Advice Note (TAN) 23: Economic Development (2014)

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### 3. Relevant Planning History:

3.1 C07A/0778/14/LL - ERECTION OF 2 UNITS FOR LIGHT INDUSTRIAL / OFFICE PURPOSES TOGETHER WITH ERECTING 2 UNITS FOR STORAGE AND DISTRIBUTION OF C02 GAS AND 100 TONNES OF LPG GAS - Approved with Conditions - 03-01-2008

C98A/0055/14/LL - RE-PROFILING OF LAND TO ACCOMMODATE INDUSTRIAL UNITS - Approved with Conditions - 14-03-1998

### 4. Consultations:

Community/Town Council: Support the application and support their use of the Welsh language but noting that it is disappointing that their website is English-only (Unanimous)

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

I request that the following conditions and note be appended to any permission granted.

#### Conditions

The applicant must take every precaution to prevent surface water from the curtilage of the site from spilling onto the highway.

The car parking area will be completed in total accordance as shown on the enclosed plan prior to the commencement of the use herein approved.

Natural Resources Wales: Observations were received dated 04.12.2024 requesting further information including 1: Drainage Scheme Condition 2: Construction Environmental Management Plan. Further observation after receiving the above information.

**We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:**

#### Document:

**Construction Environmental Management Plan, Owen Planning Services UK Ltd , November 2024**

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

### **Water Quality**

The proposal includes a new workshop and storage yard for a Civil Engineering company. The proposed site plan shows an open wash bay and fuel stores. The Preliminary Ecological Appraisal, YGC states “*One un-named ordinary watercourse is present on site and runs into the Afon Seiont approximately 75m downstream*”. The site sits on a steep slope above the valley of the river Seiont. Therefore any pollution or run-off from the site has a high potential of contaminating the watercourse on the site, and therefore the river Seiont.

### **Construction**

The construction of the proposal also has the potential, if not adequately managed, to pollute and discolour controlled waters. The Preliminary Ecological Appraisal has recommended

that a Construction Environmental Management Plan (CEMP) be provided that includes mitigation for any construction risk to the environment.

We refer to the recently submitted Construction Environmental Management Plan (CEMP), Owen Planning Services UK Ltd, November 2024. We advise that the plan includes adequate mitigation against pollution and we therefore advise that the plan is included in the approved plans and documents condition on the decision notice.

### **Operation**

We refer to the recently submitted drainage plan (Proposed Drainage Layout, Datrys Consulting, January 2025). The drainage plan shows the foul drainage connected to the main sewer, and the surface water utilising elements of Sustainable Drainage Systems draining to the main surface water drain. The proposed drainage scheme is acceptable in principle. However, we recommend the following points to the applicant:

We note that a foul sewer inspection chamber is located adjacent to the open wash bay. We advise that the open wash bay drains to the foul sewer rather than the run off being allowed to drain to the nearby swale.

Manholes on site should be colour coded (red for foul or blue for surface water).

We recommend that the pole store should be covered. Creosote on the telecommunication poles has the potential to run off and contaminate surface waters. Covering the poles will minimise this potential impact.

We note that the drainage scheme will need to be agreed by the SuDS Approval Body. The applicant will need to consider the above points as part of any SuDS application.

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### Protected Species

The following ecological report was submitted for the purposes of informing the decision making process:

- Preliminary Ecological Appraisal, YGC, CPF12544, 07/05/2024, Report Ref: 0.02, V2 Final

#### Bats and Otter

We note that the ecological report submitted has identified *“No bat roosts have been identified at the proposed site at Cibyn, but bats are likely to use the trees and adjacent river corridor and habitat for commuting and foraging.”*

For otters, the report states that otters *“are likely to use the Afon Seiont riverbanks for commuting and foraging.”*

The report concludes that no bat/otter breeding or resting site will be affected by the proposed development. However, the proposal will result in the loss of hedgerows, which may be used by foraging bats/otters. Inappropriate lighting also has the potential to impact on foraging/commuting bats/otters. We advise that you liaise with your ecological adviser for further advice.

Any lighting proposed should accord with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK.

We note that the plan (reference 2528-A3-02a) identifies a stockpiling area, unloading bay and machinery storage area outside the red line boundary but within the blue line boundary. This parcel includes areas of scrub woodland. Please note, our advice is based on the development within the red line boundary. Please reconsult us if any development is proposed within this area as part of this development. We advise that you liaise with your ecologist for further advice.

Welsh Water:

Observations dated 04.12.2024 requesting further information.

### ASSET PROTECTION

This site is crossed by a 225mm public surface water sewer with the approximate position being marked on the attached Statutory Public Sewer Record. 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. Having regard to the proposed site plan, it appears that skips are proposed to be sited within the protection zone of the public sewer measured 3 metres either side of the centreline.

We would advise that it is not permissible to locate any skips,

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buildings, structures, trees, ecological mitigation or SuDS features within the protection zone of the public sewer. We would also seek clarification whether any underground tank/storage or pumps are proposed as part of the fuel bay. We would advise that any underground storage or pumps will need to be positioned outside of the required protection zone. We also note that new planting is proposed within the protection zone of the public sewer. We would advise that a tree should not be planted directly over our assets or within the protection zone. The following shallow rooting shrubs may be planted within the protection zones and easements of our assets. Further information can be found in Sewers For Adoption (7th Edition).

- Berberis candidula; (Paleleaf barberry)
- Berberis julianae; (Wintergreen barberry)
- Ceanothus burkwoodii; (Californian lilac ‘Burkwoodii’)
- Cotoneaster dammeri; (Bearberry cotoneaster)
- Cotoneaster skogholm; (Cotoneaster x suecicus, ‘Skogholm’)
- Cytisus varieties or Sarothamnus; ((Common or Scotch) Broom)
- Euonymus japonica; (Japanese spindle)
- Euonymus radicans; Variety of Euonymus (Fortune’s spindle or wintercreeper)
- Mahonia varieties; can be included in the genus Berberis, most common name is M. aquifolium (Oregon grape)
- Potentilla varieties; most varieties are types of cinquefoil. Also includes Common tormentil, silverweed and barren strawberry
- Skimmia japonica; (Skimmia)
- Spiraea japonica; (Japanese spirea or Japanese meadowsweet)
- Veronica varieties; (Speedwell)
- Viburnum davidii; (David viburnum)
- Viburnum tinus; (Lauristinus)

Our strong recommendation is that your site layout is amended to take into account the location of the public sewer crossing the site and its required protection zone measured 3 metres either side of the centreline. Alternatively, it may be possible to divert the sewer 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, it is recommended that the developer carry out a survey to ascertain the location of this sewer and establish its

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relationship to the proposed development.

In light of the above we offer a holding objection until the plans have been amended to take into account the location of the public sewer crossing the site.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

Later observations.

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

## **SEWERAGE**

As you'll be aware from our previous consultation response dated 23/12/2024 (ref PLA0084478), the site is crossed by a 225mm public surface water sewer with the approximate position being marked on the attached Statutory Public Sewer Record. 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. Having regard to the revised proposed site plan, it appears that the skips and fuel bay have been repositioned outside of the protection zone of the public sewer measured 3 metres either side of the centreline. Notwithstanding this, 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. Should the proposed development be located within the protection zone of the public sewer, there would be a requirement to divert the public sewer under

Section 185 of the Water Industry Act 1991. Please note, the distance specified for this protection zone is indicative and based on industry standard guidelines. However, the depth of the asset will need to be verified on site which may infer a greater protection zone. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the asset(s) crossing the proposed development site.

We note that new planting is proposed within the protection zone of the public sewer crossing the site.



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We would advise that a tree should not be planted directly over our assets or within the protection zone. The following shallow rooting shrubs may be planted within the protection zones and easements of our assets. Further information can be found in Sewers For Adoption (7th Edition).

- Berberis candidula; (Paleleaf barberry)
  - Berberis julianae; (Wintergreen barberry)
  - Ceanothus burkwoodii; (Californian lilac 'Burkwoodii')
  - Cotoneaster dammeri; (Bearberry cotoneaster)
  - Cotoneaster skogholm; (Cotoneaster x suecicus, 'Skogholm')
  - Cytisus varieties or Sarothamnus; ((Common or Scotch) Broom
  - Euonymus japonica; (Japanese spindle)
  - Euonymus radicans; Variety of Euonymus (Fortune's spindle or wintercreeper)
  - Mahonia varieties; can be included in the genus Berberis, most common name is M. aquifolium (Oregon grape)
  - Potentilla varieties; most varieties are types of cinquefoil. Also includes Common tormentil, silverweed
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- Skimmia japonica; (Skimmia)
  - Spiraea japonica; (Japanese spirea or Japanese meadowsweet)
  - Veronica varieties; (Speedwell)
  - Viburnum davidii; (David viburnum)
  - Viburnum tinus; (Lauristinus)

We would also advise that it is not permissible to locate ecological mitigation or SuDS features within the protection zone of the public sewer.

Turning towards drainage matters, we can confirm capacity exists within the public sewerage network in order to receive the foul only flows from the proposed development site. We advise that the flows should be connected to the foul sewer at or downstream of manhole SH49625501 located in the road to the north of the site. 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

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the planning process and a consent may be refused although planning permission is granted.

We would kindly request that if you are minded to grant Planning Consent for the above development that the following **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.

### **Advisory Notes**

*As of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. It is therefore recommended*

*that the developer engages in consultation with Gwynedd Council, as the determining 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.*

*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*

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*at all times.*

*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.*

*In accordance with Planning Policy Wales (Edition 12) 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.*

*We anticipate this development will require the installation of a new single water connection to serve the new premise. Capacity is available in the water supply system to accommodate the development. The applicant will need to apply to Dŵr Cymru Welsh Water for a connection to the potable water supply system under Section 45 of the Water industry Act 1991. The applicant attention is drawn to our new water connection application guidance notes available on our website.*

Public Protection Unit:

#### **Contaminated Land Conditions**

1. Due to the proximity of a historical landfill site (please see attached map – landfill is shaded green) to the development, the land may be affected by contamination. A desktop inspection will be conducted to assess the feasible contamination risk on the site for the proposed development.
2. Should the recommendations of the desk-top investigation indicate that further action is required, a sufficient intrusive investigation will be required to assess the risk of feasible pollution at the site. If necessary, a Remedial Strategy will be incorporated.
3. The Public Protection Service must approve the desk-top inspection, the site inspection, risk assessment and any precautionary and/or remedial measures in writing before the commencement of the development.
4. Once the development has been completed, a Completion Report should be provided on the site, and this will need to be reviewed and approved by the Public Protection Service.

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No observations were received regarding the impact of the proposal on the amenities of residents of the nearby housing estate.

Welsh Government

I refer to your consultation of 15/11/2024 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.

Biodiversity Unit

Observations dated 12.02.2025

This development proposal borders a Wildlife Site and is above a slope 100 meters from the River Seiont. The proposal would result in the loss of an area of 900 square meters of trees. The trees and shrubs provided a good buffer between the proposed construction and the wildlife site and river and if they are retained would help to reduce any pollution arising from the construction and use of the site. I recommend that the applicant provides amended plans showing the area that I have circled in green as retained trees.

The ecological reports (PEA & reptile survey) provided have been undertaken to a good standard. Badger activity was noted on the site.

Further observations as a result of additional information.

The amended plans are acceptable.

I have no objection.

Public Consultation:

A notice was posted on the site and in the press as a major development, and nearby residents were informed, and no response was received.

## 5. Assessment of the material planning considerations:

### The principle of the development

- 5.1 Policy PCYFF 1 within the Joint Local Development Plan (LDP) applies to the application. The site subject to the application is located within the Caernarfon development boundary as defined

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in the Joint Local Development Plan and wholly within a '*site that has been protected as a main employment site*' for employment use (B1, B2 and B8) in accordance with Policy PCYFF 1, Strategic Policy 13 (Providing opportunities for a prosperous economy) and Policy CYF 1 (Safeguarding, allocating and reserving land and units for employment use) of the Joint Local Development Plan. As such, the principle of the use in question is considered acceptable in terms of the above policy principles.

### Visual amenities

- 5.2 Policy PCYFF 3 states that proposals will be approved, including extensions and changes to existing buildings and structures, if they comply with a number of criteria including that the proposal adds to or improves the character or appearance of the site, the building or the area in terms of setting, appearance, scale, mass, the height and elevation treatment; that it respects the context of the site and its place in the local landscape; that it uses materials that are appropriate to their surroundings and incorporates soft landscaping; that it improves a safe and integrated transport and communications network; that it limits the risk and danger of flood water run-off and prevents pollution; that it achieves an inclusive design that allows access for all and helps to create healthy and vibrant environments taking into account the health and well-being of future users.
- 5.3 The proposal involves the erection of industrial units of various design and size along with associated work on land within an industrial estate that has been prepared for the erection of units some time ago. The land is relatively level and overlooks the rest of the estate which is at a significantly higher level to the north. It is realised that the single- and two-storey units would be visible from the Caernarfon bypass and would add to structures and equipment storage areas in the landscape. The existing estate would form a backdrop to the site and, as such, minimise the impact of the proposal on the landscape. In those circumstances, the proposal is not considered to be contrary to policy PCYFF 3 within the LDP.
- 5.4 The site plan and cross-section plan indicate an intention to implement a landscaping plan for the southern, western and northern boundary, which would include the retention of trees along the southern boundary. It is intended to impose a condition on any permission to enforce planting action along the boundaries. This would meet the objectives of Policy PCYFF4 of the LDP.

### General and residential amenities

- 5.5 The application was advertised on the site and in the press, and nearby residents were notified. No response was received. The site occupies land within an industrial estate where the western side of the site shares a boundary with a residential estate. It is not considered that the majority of the site, or the proposed use, is likely to affect residential amenities but the largest shed (workshop) is in the western end of the site approximately 17 metres from the boundary and approximately 28 metres from the rear elevation of the houses of the nearest neighbours. Officers were advised, in response to pre-application advice enquiry number Y24/0467 that consideration should be given to relocating the workshop further into the site to increase distance between the shed and neighbours' houses.
- 5.6 It is realised that there has been no change to the plans, but it is stated on the elevation plan number A3-09, which shows the workshop, that it is intended to install additional insulation material on the rear wall of the building to minimise any noise that would result from it. The planning statement notes that this is intended to be a maintenance shed and no noise is expected to originate from it. It highlights that there are no windows or doors on the rear elevation and that the building would also mitigate noise emanating from other places on the site. It was confirmed

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that there was an intention to retain as much existing trees and vegetation as possible to reduce visual impact and to add to noise reduction measures. The statement also refers to working hours from 7am to 5pm with the exception of any emergency work.

- 5.7 In considering the location of the shed and the fact that there will be no activity behind the shed, it is considered that it would be possible to integrate mitigation measures into the development to protect residential amenities. This may include measures such as erecting an acoustic fence, restricting working hours in the workshop, installing sound insulation on the roof and the rest of the walls and not installing any extraction systems on the rear of the building. As no details of the sound insulation use or activities or machinery for the shed were received, it is considered appropriate to impose a condition to agree on a noise management plan and that any measures that are part of the plan be implemented prior to commencing use of the workshop.
- 5.8 By imposing conditions, it is considered that the measures recommended here would reduce overall amenity concerns and meet the objectives of Policy PCYFF 2.

### **Transport and access matters**

- 5.9 The proposal involves developing land within a substantial existing industrial estate. The site is served by an unclassified county road that leads through the estate and then onto the A4086 Ffordd Llanberis to the north. The proposal would not affect the access onto the A4086 and observations were received by the Transportation Unit stating that they had no objection. Notwithstanding this, the Welsh Government's Trunk Roads Department requested further information regarding the level of transport generated by the proposal; further information was received by the applicant on 03.03.2025 noting the forecasts of transport generated by the proposal and on that basis, Trunk Roads stated that they did not intend to issue a direction in relation to the proposal. It is considered that the proposal is acceptable and meets the objectives of Policies TRA 2 and TRA 4 within the LDP.

### **Biodiversity matters**

- 5.10 It is intended to develop a site within an industrial estate. Observations were received by the Biodiversity Unit stating concerns regarding the location of the site within 100 metres of a Wildlife site, together with the loss of up to 900 square metres of trees. The existing trees form an effective screen between the development and the wildlife site, and should they be preserved, they would reduce any pollution arising from the development.
- 5.11 After informing the applicant of these concerns, a document was received which contained a Trees Assessment and Restoration Strategy in Cibyn. The information was acceptable and satisfied the concerns of the Council's Biodiversity Unit. Imposing a condition on any permission would enforce adherence to the details of the document. It is considered that the proposal meets the objectives of Policy AMG 5 within the LDP.

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## Language Considerations

- 5.12 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on a planning application to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), along with Technical Advice Note 20.
- 5.13 It is noted that there are some specific types of developments where it will be required for the proposal to submit a Welsh Language Statement or a Welsh Language Impact Assessment. The thresholds in terms of when it is expected to submit a Statement/Report have been highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. It appears that the thresholds for maintaining a Welsh Language Statement (area and number of employees) have been met with this application and therefore a Welsh Language Statement will be required.
- 5.14 A Language Statement was received with the application stating that a large number of the current workforce speak Welsh with the non-Welsh speaking employees working within a Welsh environment. It is also understood that any sign or guide would be bilingual, and this can be ensured by imposing a condition. Therefore, it is considered that the proposal satisfies policy PS 1.

## Green Infrastructure Matters

- 5.15 Section 6 of the Environment Act (Wales) 2016 sets out a duty on every public authority to *"seek to preserve and enhance biodiversity in the exercise of functions in relation to Wales, and in so doing promote the resilience of ecosystems, so far as consistent with the proper exercise of those functions"*.
- 5.16 In order to address this requirement, paragraph 6.4.5 of Planning Policy Wales (Edition 12, 2024) states as follows:  
*"Planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally, and must provide a net benefit for biodiversity."*
- 5.17 Ensuring the provision and protection of green infrastructure in new developments is a means of securing the benefits of biodiversity and serving ecosystems. Paragraph 6.2.12 of Planning Policy Wales (Edition 12, 2024) states:  
*"A green infrastructure statement should be submitted with all planning applications. This statement will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal."*
- 5.18 It is noted that a Green Infrastructure Statement has been submitted to support the proposal. The document states that proposed biodiversity enhancements would overcome any negative impact of the proposal on the wildlife of the local area and observations were received from the Council's Biodiversity Unit supporting that view and therefore, it is considered that the proposal satisfies PPW.

## 6. Conclusions:

- 6.1 The proposal entails the erection of industrial units on a site within the Cibyn Industrial Estate and, as a result, there is no objection to the principle of the application. The buildings would be positioned as prominent structures in the landscape near other buildings of the estate on higher ground. There is concern regarding the impact of the workshop (largest shed) on neighbouring residents within a nearby housing estate and it is recommended to impose conditions to overcome

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those concerns. The Transportation Unit and the Welsh Government (Trunk Roads) have stated no objection to the application. The Department received plans and additional information to meet the requirements of the Council's Biodiversity Unit.

## **7. Recommendation:**

To approve the application subject to the following conditions:

Approve - conditions

1. Five years.
2. In accordance with plans and documents
3. Agree on sound prevention plan and measures for the workshop in the western end of the site. This could include measures such as insulation, agreeing on the location of any extraction systems, hours of use and acoustic fence.
4. Ensure use of bilingual signs that give priority to the Welsh language.
5. Landscaping.
6. Landscape maintenance.
7. Need to agree on any extraction systems on the workshop prior to their installation on the building.