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| PLANNING COMMITTEE | DATE: 08/12/2025 |
| REPORT OF THE ASSISTANT HEAD OF DEPARTMENT | |

Number: 4

Application Number: C25/0647/11/LL

Date Registered: 10/09/25

Application Type: Full

Community: Bangor

Ward: Dewi

Proposal: Change of use of a current industrial unit (B2 Use Class) into an indoor padel sports centre (D2 Use Class) and associated work

Location: Denis Ferranti Meters Ltd, Denis Ferranti Meters Caernarfon Road, Bangor, Gwynedd, LL57 4SP

Summary of the

Recommendation: TO APPROVE WITH CONDITIONS

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1 Description:

- 1.1 This is an application to convert the former Denis Feranti factory in Bangor into an indoor padel play facility. The application involves changing the use of the unit, known as Unit F of the site, into a padel sports centre, including 8 padel courts, 2 pickleball courts, a warm-up zone, a reception and toilets, as well as a facility to park bikes. Furthermore, existing parking within the site will be specifically allocated and used, earmarking 36 parking spaces to the proposed use. The proposal is to open the facility to be used from 07:00am until 11:00pm every day of the week.
- 1.2 The application site includes a warehouse unit located centrally within the estate. The estate, operated by the aerospace parts company since 1951, has been on the market since 2022. This application represents the first presentation in a broader programme to transfer the estate by creating new employment opportunities. It is expected that the plans for the wider estate will follow in due course.
- 1.3 The site is located within the Bangor Sub-regional Centre Development Boundary but is located outside the City Centre and the defined Main Shopping Area. The Flood Map for Planning indicates that the site is located within Flood Zone 3 (Rivers and Surface Water) associated with the Afon Adda that runs through a nearby culvert.
- 1.4 The estate is surrounded by a mixture of residential and commercial uses whilst the application site itself is located within an existing unit, with the estate directly continuing to the north and the south. To the west, residential dwellings are located along Cilcoed, whilst to the east, there are further dwellings located along Bryn Llwyd. The site can be reached from the western side via Bryn Llwyd, which in turn, leads from Caernarfon Road, namely the A4087.
- 1.5 The following information was submitted in support of the application:
 - Planning Statement (including a Welsh Language Assessment)
 - Impact Assessment
 - Retail Impact Assessment
 - Noise Assessment (as well as an update to respond to the Public Protection Service's observations)
 - Energy Statement
 - Transport Statement
 - Green Infrastructure Statement
 - Social Impact Statement

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 Under the Well-being of Future Generations (Wales) Act 2015 the Council has a duty not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act, and in making the recommendation the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. It is considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

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

ISA 2: Community Facilities

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

TRA 2: Parking Standards

TRA 4: Managing Transport Impacts

MAN 1: Proposed Developments in Town Centres

MAN 2: Principal Retail Areas (the Retail Core)

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

PS 15: Development of Town Centres and Retail

PS 19: Conserve and where appropriate enhance the natural environment

2.4 National Policies:

Planning Policy Wales.

Technical Advice Note 4: Retail and Commercial Developments

Technical Advice Note 15: Development, Flooding and Coastal Erosion

3. Relevant Planning History:

C96A/0053/11/CL: EXTENSION TO CREATE A WAREHOUSE AND INDUSTRIAL USE (AN AMENDED DEVELOPMENT TO WHAT WAS APPROVED UNDER APPLICATION NUMBER 3/11/349L): Approved 07/06/96

4. Consultations:

Community/Town Council: No response received

Transportation Unit: No objection

Public Protection: The additional information submitted as part of the application above has been assessed and our observations are as follows:

The response is based on revised information by the Applicant and Acoustic Consultant in the following documentation:

- Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated 29th of October, 2025 produced by es acoustics. (NIA)
- S3, Caernarfon Road, Bangor LL57 4SP – Technical Note (TN)

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The additional information includes the properties known as Bryn Llwyd Bungalows and responds to the Departments comments on nearby properties omitted from the initial NIA. In addition the NIA and associated technical note clarifies that the noise assessed as cumulative ad worst case with all courts pickle and padel in operation.

Our comment still stands in relation to point 4 and 5 of the TN:

Comment 4: “Noise from traffic arriving and leaving the site has not been assessed and the Service would recommend that this is incorporated into the noise assessment. Vehicle movement to the rear of the properties on Bryn Llwyd will be a new noise source.”

The technical note makes the comment that ‘the change in site operation is expected to result in a neutral or beneficial effect in terms of traffic-related noise’. This conclusion is based on the assumption that the industrial use and coming and goings of personnel to the site would have the same or less impact.

The nature of the shift patterns would have meant that once shifts were commenced, that cars would not be coming and going all day and night until 23:00hrs. The nature of the sport would mean that visitors would be on site for a shorter duration. This can result in management issues and overall increase in noise levels from the coming and goings of vehicles, slamming doors and voices. I would suggest that customer car parking activity noise in the context of guideline noise values and the existing ambient noise climate should be included.

It is necessary to evaluate this noise over an appropriate time period, the closure after 23:00 hrs would bring this noise withing night time levels (23:00 – 07:00hrs), when an increased degree of noise protection should be expected. The applicant is advised to include this assessment or consider mitigating this by reducing operational hours so that the night time is not compromised.

The development hereby approved will be carried out in full accordance with the noise impact assessment, prepared by ES Acoustics - Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated 29th of October, 2025.

The predicted levels in Table 10 of the NIA shall not be exceeded.

Post completion condition

Within 3 months of the site becoming operational, a post completion noise survey shall be undertaken by a suitably qualified acoustic consultant, in accordance with the NIA and a report submitted to and approved in writing by the Local Planning Authority.

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The report shall provide information on the measured sound emitted from the site at 1.0m from the facade of the residential receptors identified at Maes Berea, Pen y Wern, Cilcoed and Bryn Llwyd. Where operational noise, are found to be more than the minimum background noise levels, or and plant rated noise levels are above the external plant condition below, a detailed noise mitigation scheme shall be submitted to the Local Planning Authority for written approval. Any scheme of mitigation shall be implemented within 3 months of the date of written approval in full accordance with the approved details, and it shall be retained in accordance with those details thereafter.

External Plant

Operational phase fixed plant and equipment external noise emissions can be suitably mitigated through imposing noise limits in accordance with the assessment criteria at the nearest or most exposed noise sensitive receptors.

The consultant has stated that there will be no fixed plant/external plant associated with the development. The Service would recommend that should any mechanical plant, air conditioning/heating units be installed, they shall comply with the condition below:

The cumulative noise from new plant associated with scheme shall be limited to 5dB below the

background noise level (LA90) at surrounding noise sensitive properties during the day and evening. On

this basis noise from the scheme would have a low to negligible impact on the residents of surrounding

properties. Plant noise (biomass, boiler etc) shall be assessed in accordance with the principles in BS

4142:2014 +A1:20191.

In addition any noise emitted by plant and machinery used in connection with the Development will not

exceed Noise Rating Curve NR25 between the hours of 2300 – 0700 and NR 30 at all other times when

measured within the nearest noise sensitive dwelling (windows can be open for ventilation). The noise

emanating from any plant and machinery used on the premises should not contain any discernible tonal

component. Tonality shall be determined with reference to BS 7445-2.

Construction Noise

No construction or demolition work shall take place on Sundays or

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| | Public Holidays or outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays Propose conditions to control noise levels, external lighting and monitoring in case there is contaminated land on the site |
| Welsh Water | Request a condition for the protection of the public sewer and standard guidance for the applicant |
| Natural Resources Wales | No objection The application proposes to change the use to a use that is less open to harm as defined in Technical Advice Note 15: and, because of this, it is considered that the proposals could be acceptable, subject to making the developer aware of the potential flood outcomes and risks. The proposal is for a use that is less vulnerable, agrees with paragraphs 6.28 and 6.29 of the planning statement and recommend using measures to withstand flooding and draw up a plan to measure flood management for the site. |
| Land Drainage Unit | There is no need to have an application from the SuDS Approval Body, and there is no need to have a drainage statement to approve the plan. |
| Public Consultation: | A notice was posted on the site and nearby residents were notified. The advertising period for the planning application has ended and the objection below was received in response to the public consultation process: <ul style="list-style-type: none"> Concern about the noise impact on the amenities of nearby residents, the activities, and the transport produced, especially noise late at night. |

5. Material Planning Considerations:

Principle of the development:

- 5.1 It is a requirement that planning applications be determined in accordance with the adopted development plan, unless other material planning considerations indicate otherwise. The Anglesey and Gwynedd Joint Local Development Plan (LDP) is the adopted 'Development Plan' in this case. The site of the proposal is located within the Bangor development boundary as identified in the (Anglesey and Gwynedd) Joint Local Development Plan and therefore complies with Policy PCYFF 1.
- 5.2 The proposal relates to changing the use of an existing industrial unit (B2 Use Class) to an indoor padel sports centre (D2 Use Class) and associated work. It is considered that the main relevant policy is policy ISA 2 (Community Facilities) of the LDP. Point 1 of policy ISA 2 notes:

"The Plan facilitates to maintain and improve community facilities through:

 - 1. Granting the development of new community facilities, provided that:*
 - i. they are located within or adjoining development boundaries or they are*

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ii. located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;

iii. in the case of new buildings, the needs of the local community cannot be satisfied by making dual use of existing facilities or converting existing buildings

iv. where the proposal is for the relocation of a facility, it can be demonstrated that the existing site is no longer suitable for that use

v. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement, the proposal is easy to reach by foot, bike and public transport

It is encouraged to provide new or improved multi-purpose community facilities, including co-locating health care facilities, schools, libraries and leisure in accessible locations."

5.3 Considering this proposal in the context of the criteria above in turn:

- i. The site is within the development boundary
- ii. Not relevant
- iii. The development would involve the conversion of an existing building.
- iv. Not relevant
- v. When considering the status of Bangor as a Sub-regional Centre and the site's accessibility for a high percentage of the city's population, it is believed that this facility is completely appropriate for the nature of the location and status of the settlement.

5.4 Given the above, it is believed, by redeveloping an existing building for the purpose of the community that will also provide employment opportunities, this proposal is consistent with the objectives of Policy ISA 2 as it attempts to protect and improve community facilities.

Amenities

5.5 The Public Protection Service responded to the consultation on the application by expressing concern regarding the noise deriving from the site. In addition, correspondence was received by a local resident that the use of the facility could impact the amenities of neighbours, especially if the use continued late at night. An acoustic expert responded on behalf of the applicants, stating the information below in response to the individual points raised by the Public Protection:

- An Amended Noise Report has been produced to include a noise model that considers the impact on the Bryn Llwyd bungalows.
- This site is in an urban environment, which includes various environmental noise sources that provide some level of effective noise cancellation.
- The highest noise levels anticipated from this development continues to be lower than the threshold to start irritation noted in the CIEH Guidelines (Chartered Institute of Environmental Health) for Clay Pigeon Shooting (quoted by Public Protection)
- The survey data includes evening periods when nearby commercial activities are not operational, and therefore it is considered that it provides a robust representation of the lowest background noise levels likely to occur in the area.
- It is estimated that the general movements of vehicles associated with the proposed centre are lower than what was produced by the previous industrial use.
- It is expected that the proposed use of padel and pickleball generates significantly lower noise levels than those associated with the site's industrial former operations.

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- The noise model has been developed based on the worst, conservative assumption regarding constructing the existing warehouse structure. Practically, it is anticipated that the building envelope will provide audio insulation that is equal or more than what is assumed in the model.
- The model will be configured to evaluate the worst operational scenario, assuming that every padel and pickleball court is used at the same time.
- The operator notes the intention to operate additional noise absorbing treatment, should post-ownership conditions show that players' comfort or internal echo can be improved.
- The applicant has confirmed that there is no mechanical ventilation, air-conditioning or heating work being proposed as part of the existing application.

- 5.6 The views of the Public Protection Service were sought on the additional information submitted and the response has been noted in the table above, and it is noted that the information presented in terms of noise emitting from the building was unacceptable. It is acknowledged that there is concern regarding the movement of vehicles and noise emitting from the parking behind the houses of Ffordd Bryn Llwyd. Parking spaces already exist here, and a Lôn Adda footpath (including a cycle path) runs between the site's boundary and behind the Bryn Llwyd houses.
- 5.7 Noting the concerns raised, given the specialist evidence submitted, especially in the context of the existing right to use the building for industrial purposes within B2 use class (General Industrial) without any control in terms of time or activity within B2 use class, and its urban location, and from imposing appropriate conditions, it is not considered that the use of the building as a sports facility would likely cause additional amenity impacts that would cause significant harm to the amenities of neighbours. Given the above, it is not believed that the proposal is contrary to policy PCYFF 2 of the LDP as it relates to protecting the amenities of private and public amenities.

Transportation Matters.

- 5.8 A Transportation Statement was submitted with the application and noted that the development is anticipated to be safe, accessible and well-located to make the most of sustainable travel. The Transportation Unit had no objection to the proposal, noting that they do not expect the density of the traffic attending the site to increase compared with the previous use. The number of parking spaces noted in the application is also sufficient. The site is in the city centre in an accessible location, and it is not considered that the proposal would likely cause parking and traffic problems. It is therefore considered that the proposal is in accordance with policy TRA 2 and TRA 4.

Flooding Matters

- 5.9 The application proposes to change the use to a use that is less open to harm from flooding as defined in Technical Advice Note 15: Development, flooding and coastal erosion (TAN15). For this reason, Natural Resources Wales consider that the proposal could be acceptable, subject to making the developer aware of the potential flood outcomes and risks. It would also be expected for the developer to benefit from the opportunity to incorporate a flood prevention design where possible. Natural Resources Wales suggest adopting the recommendations included in the Planning Statement and recommend using flood prevention measures and draw a flood implementation plan for the site. From including appropriate conditions to ensure the above, it is believed that the plan meets the requirements of policy PS 6 and TAN 15 as they relate to protecting development sites, and the surrounding areas, from flooding.

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Green Infrastructure

- 5.10 A Green Infrastructure Statement was submitted to support the application and that identified that the development would not have any harmful impact on biodiversity and, due to the nature of the development and its location, the only practical measures for the site is to install a bird / bat box on the building and planters outside the unit to create additional habitat for wildlife. It is considered that this satisfies the requirements of Policy PS 19 and Planning Policy Wales in relation to ensuring that every development highlights the consideration given to contribute towards providing green infrastructure.

The Welsh Language

- 5.11 Excluding the developments that meet the thresholds for submitting a Welsh Language Impact Statement/Assessment noted in Policy PS1, guidance is provided in terms of the type of relevant applications where consideration should be given to the Welsh language in Appendix 5 (The Screening Procedure) of the Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities'. The guidance included states that every retail, commercial or industrial development that is not required to submit a Welsh Language Impact Statement / Assessment should show how consideration has been given to the language.
- 5.12 A Welsh Language Statement was submitted as part of the Planning Statement and that notes the consideration given to the Welsh language when drawing up the plan, including:
- The company will use bilingual signs across the site for every advertisement,
 - The Welsh language will be prioritised, from being in front (or above) the translated English.
 - All the advertisements/signs will be easy to read, without any preferential treatment for English.
 - The accuracy of the signs will be ensured by using a professional translator
 - New posts are advertised in Welsh to attract the highest proportion of suitable applicants.
 - The need for Welsh skills will be noted within the job descriptions' criteria.
 - Training will be offered through the medium of Welsh to staff members to improve their skills and increase confidence when using the language.
- 5.13 Whilst it is unlikely that any change to the general number of Welsh speakers will derive from the development, the development will offer an opportunity for local residents to obtain employment and stay in their community. It is believed, from imposing a condition relating to the use of the Welsh language on documents and signs, that it can be ensured that the development contributes towards the visual presence of the language in accordance with the requirements of policy PS 1.

Retail Matters

- 5.14 Policies MAN 1 and MAN 3 of the LDP state that there is a need for commercial developments outside of defined town centres to satisfy the sequential approach set out in Planning Policy Wales and the relevant Technical Advice Note (TAN 4). A Retail Impact Statement was submitted with the application which concludes, due to the location and nature of the development, that the proposal will not have any unacceptable impact on the existing retail provision. Given the content of the document in the context of the nature of the development and its specific requirements in terms of space, it is agreed that it is acceptable under the requirements of policies PS 15, MAN 1 and MAN 2 and the development will not be harmful to the High Street retail role of the city.

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Conclusions:

- 5.15 Based on the assessment above and given all the relevant planning matters, it is not considered that the proposal is contrary to the national and local guidelines and policies noted within the assessment and any potential harmful impact could be managed through relevant conditions. Indeed, ultimately it is believed that this offers an opportunity to ensure a viable use to a significant city-centre building, in a manner that would be an improvement, in terms of managing the potential amenity impacts, compared with what could happen under the current planning permissions. Based on the above, it is considered that the proposal is acceptable subject to relevant conditions.

Recommendation:

- 7.1 To approve the application subject to relevant planning conditions in relation to:

1. Time
2. Compliance with the plans
3. Permitted use of the unit as a Pickleball / Padel Sports Centre only and not for any other purpose
4. The mitigation measures from flooding recommended in parts 7.29 - 7.34 must be followed in the Planning Statement
5. Opening Hours: 07:00 to 23:00 daily
6. The development approved through this is held in accordance with the noise impact assessment, prepared by ES Acoustics - Noise Impact Assessment for a Proposed Padel Tennis and Pickleball Facility S3, Caernarfon Road, Bangor LL57 4SP Report Reference 22236.NIA-RPT.01. Rev A dated 29th of October, 2025. Noise should not be higher than the levels anticipated in Table 10 of the NIA.
7. Within the 3 months of the site becoming operational, a noise survey will be undertaken by a suitable qualified acoustic adviser, in accordance with the NIA, and submit a report to the Local Planning Authority and approved by them in writing. The report will provide information about the measured audio emitted from the site on 1.0m of the façade of the residential receptionist noted in Maes Berea, Pen y Wern, Cilcoed a Bryn Llwyd. Should it be discovered that the operating noise is higher than the lowest background noise levels, or there are noise levels from the external mechanical equipment with a higher score than the external condition above, a detailed noise mitigation plan should be presented to the Local Planning Authority to be approved in writing. Any mitigation plan will be implemented within 3 months of the date of the written approval in accordance with the approved details, and it is kept in accordance with those details afterwards.
8. Working Hours
9. Details of any external equipment installed on the building must be submitted.
10. A Site Management Plan should be presented and agreed, including a mechanism to deal with complaints from public members.
11. Act in accordance with the Green Infrastructure Statement
12. Ensure Welsh / Bilingual signs

Notes

1. Welsh Water