



**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

**F. Jones,  
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76 Water Lane,  
Wilmslow,  
SK9 5BB.**

**FAO Mr D Jones**

**DEWI FRANCIS JONES**  
Prif Swyddog Cynllunio/ Chief Planning Officer  
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Ein Cyf. / Our Ref: **PreApp/2017/030**

Dyddiad / Date: 6/3/17

Dear Sir / Madam,

**Pre Application Enquiry Reference: PreApp/2017/030**  
**Proposal: Pre-application advice for the erection of an hotel**  
**Location: Land at Zone 1, Parc Cybi, Holyhead**

I refer to your pre-application request received in respect of the above.

The enquiry site has the following planning history:

**Planning History**

19C842/SCR	Screening opinion for the construction of a new underground final effluent pipeline from the Wastewater Treatment Plant to Ynys Wellt, Holyhead. EIA NOT REQUIRED	18/02/2004
19C842A/EIA	Outline application for the mixed used development comprising of employment (B1, B2, B8) to include offices, industrial use and hotel together with the construction of a new vehicular access at Land at Ty Mawr, Holyhead. APPROVED	07/03/2005
19C842B/SCR	Screening opinion for residential development on land at Ty Mawr, Holyhead. EIA NOT REQUIRED	01/05/2007
19C842C	Full application for the construction of an electricity sub-station on land at Parc Cybi Business Park, Holyhead. APPROVED	17/06/2008
19C842D	Full application for the erection of a waste water pumping station on land at Ty Mawr, Holyhead. APPROVED	09/07/2008
19C842E	Full application for the erection of a 15m high communications mast on land at Ty Mawr, Holyhead. APPROVED	12/09/2008
19C842F	Full application for the installation of communications equipment on land at Ty Mawr, Holyhead. APPROVED	12/09/2008
19C842G	Outline application for residential development on land at Parc Cybi, Holyhead. WITHDRAWN	08/04/2010

- 19C842H Variation of condition (05) on planning consent 19C842D so that the landscaping scheme as shown on drawing no. 2480204-0100-2401 and 2480204-0100-2400, or an alternative scheme to be agreed in writing with the Local Planning Authority, shall be implemented together with and as an integral part of the strategic landscaping for the Ty Mawr Business Park development at Ty Mawr, Holyhead.  
APPROVED 03/12/2009
- 19C842J/ECON Full application for the erection of 3 office units and 4 industrial warehouse units together with infrastructure and parking provision on Plot 1 & 7 Parc Cybi, Holyhead.  
APPROVED 07/05/2010
- 19C842K/AD Erection of 3 (no) signs on land at Parc Cybi Business Park, Kingsland Road, Holyhead.  
APPROVED 18/01/2011
- 19C842M Construction of a telecommunication compound to include 3 station cabins, parking space for 1 vehicle for routine maintenance works and formation of a new vehicular access on land at Parc Cybi Business Park, Holyhead.  
GRANTED 14/03/2011
- 19C842N Full application to increase the mast height from 15m to 25m on land at Fibre Speed POP Site Off Kingsland Road Holyhead – APPROVED 14/03/2011
- 19C842P/ECON Outline application for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – Approved 05/08/2013
- 19C842Q/ECON Outline application for the construction and operation of a logistics depot, including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – Approved 05/08/2013
- 19C842R/SCR/ECON Screening Opinion for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – EIA NOT REQUIRED 04/03/2013
- 19C842T/SCR/ECON Screening Opinion for the construction of a logistics depot, including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – EIA NOT REQUIRED 04/03/2013
- 19C842U/ECON/DA Application for the approval of reserved matters for the construction and operation of a transport hub and ancillary servicing facilities including preparatory earthworks, landscaping and associated infrastructure on land at Parc Cybi, Holyhead – APPROVED 28/04/2014
- 19C842V/ECON/DIS Application to discharge conditions (04) (materials proposed to be used on the external surfaces of the development), (07) and (08) (scheme for comprehensive and integrated drainage of the site), (09) (timetable of archaeological works) and (10) (detailed plan and locations of mitigation measures together with the timing of their delivery and details of their future maintenance) from outline planning permission reference 19C842P/ECON on land at Parc Cybi, Holyhead  
Condition (04) – discharged
- 19C842W/DIS Application to discharge condition (04) (samples of the materials proposed to be used on the external surfaces of the development) from planning permission 19C842P/ECON at Parc Cybi, Holyhead  
CONDITION DISCHARGED 12/09/2014
- 19C842X/DIS Application to discharge condition (14) (details of the proposed external lighting of the site) from planning permission reference 19C842Q/ECON on land at Parc Cybi, Holyhead  
Discharged 04/11/2014
- 19C842Y - Full application for the construction of an extension to the consented transport hub including the creation of landscaping and ecological enhancement areas on land at Parc Cybi, Caergybi  
Approved 06/01/2015

19C842Z/SCR - Screening opinion for the construction of an extension to the consented transport hub including the creation of landscaping and ecological enhancement areas on land at Parc Cybi, Caergybi  
EIA not required 25/11/2014

19C842A/1/AD - Application for the erection of signage at Transport Hub, Parc Cybi Strategic Employment Site, Holyhead Approved 12/12/2014

19C842B/1/DEL - Application under Section 73 for the removal of condition (15) (widening of off-slips at junction 2 of the A55) from planning permission reference 19C842P/ECON (outline application for the construction and operation of a transport hub and ancillary servicing facilities) at Parc Cybi  
Approved 19/02/2014

19C842C/1/MIN - Minor amendment to scheme previously approved under planning permission 19C842P/ECON in order to include HGV refuelling station at Parc Cybi, Caergybi Approved 05/02/2015

## **EIA Regulations**

The proposed development is a Schedule 2 development under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2016 (as amended) and is a paragraph 12 (c) application (requiring screening for EIA where the site area exceeds 0.5ha or more).

Under requirements which came into force in March 2016, developers proposing major applications are required to undertake pre-application consultation including consultation with the public.

“major development” (“*datblygiad mawr*”) means development(4) involving any one or more of the following—

- (a) the winning and working of minerals or the use of land for mineral-working deposits(5);
- (b) waste development;
- (c) the provision of dwellinghouses where—
  - (i) the number of dwellinghouses to be provided is 10 or more; or
  - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);
- (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;
- or
- (e) development carried out on a site having an area of 1 hectare or more.

We have undertaken the following consultations within the Council:

## **Consultees & Response**

### **Joint Planning Policy Unit: Introduction**

The proposed site is located within Employment Allocation S1 in both the Ynys Môn Local Plan (YMLP) (1996) and the stopped Unitary Development Plan (UDP) (2005). The site falls within a Safeguarded Employment Allocation (C9) in the emerging Joint Local Development Plan (JLDP). The site falls within the Area of Outstanding Natural Beauty (AONB).

### **Policy Context**

#### **1) Current Planning Policy Framework**

##### **a) Location of Development – Employment Allocation Policies**

Policy 3: Tŷ Mawr Farm, Holyhead of the YMLP relates specifically to employment allocation S1 which supports the development of business/industrial use and as ancillary to the main use a service area incorporating a motel, petrol station, restaurant and shop. Paragraph 3.20 of YMLP states that:

*“Whilst a flexible approach to the development of the site will be taken, the Council considers that part of the site should be reserved for a large single user. Land for smaller general industrial uses is allocated elsewhere in Holyhead and in other parts of the County. In addition, the Council considers that the development of the site*

*should include transport services and accommodation facilities to complement Holyhead's role as a port and increase local expenditure by road travellers through the port. The nature of the site and the proposals for it justify the requirement for extensive landscaping. A development brief will need to be prepared in consultation with relevant parties to guide the development of the site. Other proposals for the site or related proposals for adjoining areas (e.g. for leisure uses) would be considered on their individual merits subject to the policies in this Plan."*

Policy EP2: Protection of Employment Land of the stopped UDP states that land identified in accordance with EP1 will be protected for employment related purposes and not released for retail, leisure or housing development. Policy EP1 includes the schedule of land safeguarded for employment. The schedule states that the type of development allocated for this site are general employment uses and a road service area.

Paragraphs 7.13, 7.14 and 7.15 of Planning Policy Wales (PPW, 9ed, Nov 2016) states that the planning system should aim to steer development to the most suitable locations. Justification for locating the hotel at this location would be required at an application stage. Further guidance can be found in TAN23: Economic Development (Feb 2014).

## **b) Holiday Accommodation Policies**

Policy 8: Holiday Accommodation of the YMLP states that applications for high quality accommodation will be permitted where they do not conflict with other policies of this plan. This is supported by policy TO2 of the stopped UDP which states that applications for high quality holiday accommodation will be permitted where they do not cause unacceptable harm to the environment.

## **c) Environmental/Landscape Impacts**

The general policies of the LP (1) and stopped UDP (GP1) state that when considering planning applications, the Council will take into account the extent to which siting, scale, density, layout and appearance, including external materials, fit in with the character of the area. As the site falls within the AONB and close to a scheduled ancient monument the views of the Built Environment and Landscape section should be sought in relation to the design of the proposed development and any potential landscape impacts that may occur.

## **d) Transport**

Paragraph 3.7 of Technical Advice Note (TAN)18: Transport, states that major travel generating uses, including employment and leisure, should be located in cities, towns or district centres and near public transport as a means to reduce car dependency and increase social inclusion by ensuring that development is accessible by public transport for those without access to a car.

Planning Policy Wales (PPW) (9<sup>th</sup> Ed, Nov 2016) states that Transport Assessments (TA) are an important mechanism for setting out the scale of anticipated impacts a proposed development, or redevelopment, is likely to have. They assist in helping to anticipate the impacts of development so that they can be understood and catered for. The Welsh Government expects that all applications for developments falling within particular thresholds contain a TA. The threshold for 'Hotels' is >1000m<sup>2</sup> gross floor area. As the proposed development site is over this threshold a TA would be required with any future application (paragraph 8.7.2).

## **e) Welsh Language Impact**

The Planning and Welsh Language Supplementary Planning Guidance (SPG) (Sept 2007) identifies development thresholds for requiring either a language impact assessment or a language statement. The thresholds for a full language impact assessment for employment are 2ha or any development which would create 50 jobs. Although the proposed development site is under 2ha, no details regarding the potential workforce of the unit is contained in the pre-application.

## **2) Emerging Planning Policy Framework**

The following main emerging policies are relevant to this proposed development:

- PS10: Providing Opportunity for a Flourishing Economy
- CYF1: Safeguarding, Allocating and Reserving Land and Units for Employment Use
- CYF4: Alternative Uses of Existing Employment Sites
- PS11: The Visitor Economy
- TWR2: Holiday Accommodation
- TRA2: Parking Standards

- PS5: Sustainable Development
- PCYFF1: Development Criteria
- PCYFF2: Design and Place Shaping
- PCYFF3: Design and Landscaping

Section 2.14 of Planning Policy Wales (PPW) Ed 9, 2016 gives guidance on the weight that can be given to emerging local development plan policies. Guidance in PPW also states that it is ultimately up to the decision maker to determine how much weight afforded to the emerging plan as a material planning consideration.

The main policies relating to this pre-application are PS10, CYF1, CYF4, PS11 and TWR2. Objections were received on these policies during the Deposit Plan consultation. Following the Joint Local Development Plan Hearings the policies are subject Matters Arising Change and however these MACs do not change the boundary of employment allocation S1 nor the principle of the policy.

#### **a) Location of Development – Safeguarded Employment Allocation Policies**

The proposed development falls within safeguarded employment site C9. C9 is identified as a Primary Employment Site under policy CYF1: Safeguarding, Allocating and Reserving Land and Units for Employment Use and restricts the type of development to B1, B2 and B8 uses.

Policy CYF4: Alternative Uses of Existing Employment Sites states that:

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**Proposals to release employment land on existing employment sites safeguarded or allocated for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to one or more of the following criteria:**

1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site, or;
  2. There is an over provision of employment sites within the vicinity, or;
  3. The current employment use is having a detrimental effect on amenity and the environment, or;
  4. The proposal would not have a detrimental effect on employment uses at adjacent sites, or;
  5. There is no other suitable alternative site for the proposed use, or;
  6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority
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#### **b) Holiday Accommodation Policies**

Policy TWR2: Holiday Accommodation of the emerging JLDP states that:

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**Proposals for:**

1. The development of new permanent serviced or self-serviced holiday accommodation, or
2. The conversion of existing buildings into such accommodation, or
3. Extending existing holiday accommodation establishments,

**will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:**

**In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;**

4. That the proposed development is appropriate in scale considering the site, location and/or settlement in question;
  5. That the proposal will not result in a loss of permanent housing stock;
  6. That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;
  7. That the development does not lead to an over-concentration of such accommodation within the area.
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#### **Conclusion**

All points raised in this consultation would need to be addressed prior to submission of a planning application in order to ensure that the LPA has sufficient evidence to make an informed judgment about the proposal.

## **Economic Development Section:**

This response is made on behalf of the Economic Development section and does not represent views of the Regulatory and Economic Development service as a whole.

### **1.0 Overview of the Proposed Development**

- 1.1 The Conygar Investment Co. PLC (the applicant) are seeking pre-application advice to erection of a hotel on land at Zone 1, Parc Cybi, Holyhead.
- 1.2 The proposals include construction and operation of an 80-bedroom hotel (3,200m<sup>2</sup> floorspace), together with associated access works, drainage, landscaping and utility infrastructure.
- 1.3 The site is located on Enterprise Zone 2 (Parc Cybi).

### **2.0 Socio-Economic Impacts, Mitigations & Local Benefit Maximisation**

- 2.1 The Anglesey Enterprise Zone (AEZ) is an opportunity to capitalise on the planned investment and growth potential of the low carbon energy sector on Anglesey and strengthen the competitiveness of Anglesey's economy. It is expected that energy, marine and tourism developments such as Wylfa, Minesto, Land & Lakes will provide a significant boost to the local and regional economy. As a result, it is expected that a hotel situated at this strategic location could benefit business travellers and visitors.
- 2.2 The site is located close to Holyhead Port and links directly via the A55. The Ferry Port provides regular commercial and leisure ferry services to Dublin ports, as well as accommodates visiting cruise vessels. The Port dealt with 438,000 passenger cars in 2013 and approx. 2 million passengers were carried in 2015. The proposed development has an opportunity to benefit from the ferry and cruise ferries as a significant number of passengers could be expected to use the facility as they travel to and from the Island his site as well as encourage people to stay and explore the area rather than pass through.
- 2.3 The R&ED service recognise that, with the exemption of the Travelodge near Holyhead Town Centre, there is a lack of large hotel providers in the area. The proposed energy, marine and tourism developments near to the site, are expected to result in a significant increase in demand for accommodation, for both long and short term stays. Details with regards to the target audience would be welcomed by the R&ED service.
- 2.4 The R&ED service would also welcome further details with regards to the type of hotel that is proposed on this site (budget, mid, luxury etc).
- 2.5 The proposed development provides an excellent opportunity to help direct visitors to local attractions and promote the historic town centre e.g St.Cybi's Church and Roman Fort. We would welcome further discussions with the applicant on this.
- 2.6 The proposed development is expected to create jobs within the local area, both during the construction phase and operational. The R&ED service would welcome details from a 'socio-economic' perspective within the application. There is an assumption that there is a strong economic justification for the proposal in terms of job creation, however, this needs to be evidenced.
- 2.7 Local job creation and socio-economic benefits during the operational retail phase should be maximised, and the applicant should contact the local job centre when planning to recruit and link into work placement schemes for local residents such as those provided by Mon Communities First. We would welcome further discussions with the applicant on this.
- 2.8 We would be eager to understand the procurement approach from the developer and if a local company can take advantage of the construction works. Local economic benefits from the construction phase should be maximised by encouraging local contractors / sub-contractors to tender. We would welcome information on this topic area to assess whether Anglesey companies and people can take advantage of such opportunities.

- 2.9 The R&ED service would welcome a community and linguistic assessment of the proposed development as part of the application. This would be expected to outline a number of socio-economic topics in terms of population characteristics, quality of life and social & cultural aspects, including evidence that the proposed development is not expected to impact negatively on local business or local services.
- 2.10 Signage for the proposed development should be bilingual (Welsh & English) reflecting the bilingual nature of the catchment area. It should also complement the existing Holy Island brand. We would welcome further discussions with the applicant on this.
- 3.0 Conclusion**
- 3.1 The E&CR Service are of the opinion that the proposed development within this strategic location can play an important role in the local economy and provide a service for business travellers and visitors.
- 3.2 Greater clarity and definition is desirable within the application form on the socio economic benefits, opportunities and impacts of the proposed scheme. These can be defined as:
- the number and type of jobs at construction and operational phase to enable understanding of the contribution towards the local economy;
  - any impact on the public / other businesses during the construction phase.
- 3.3 Information on who will be the target audience and what type of hotel is proposed on the site would be welcomed within the application.
- 3.4 We would be eager to understand the procurement approach from the developer and if a local company can take advantage of the construction works.
- 3.5 A community and linguistic assessment would also be welcomed.
- 3.6 We will continue to support the process, the Planning Service, and the applicant in going forward.

**The Economic Development Section is fully supportive of the proposed development in principle and we would be eager to work with the applicant/developer going forward to ensure that the socio-economic benefits of the developments are maximised.**

**Built Environment and Landscape Section:** The subject land is located inside the designated AONB and in the setting of the nearby Scheduled Ancient Monument (SAM) AN012 TY Mawr Standing Stone.

From a Built Environment and Built Conservation perspective I don't have any issues or concerns to raise due to the fact that the principle of this type of development has been approved in the Master Plan for the subject area.

**Ecological and Environmental Advisor:** I would expect a full application to include a Report with a Phase One Habitat Survey, relevant material from any earlier ecological studies for applications involving the site, and recent Cofnod local records centre data for the site (and surrounding area), to identify whether there are any protected species or other ecological issues to be addressed; badgers and lizards are known from this part of the island, for example. The report should include discussion of any significant records, and any further surveys identified would need to be carried out, and findings presented with a full application accordingly.

**Highway Authority:**

1. The proposed site is served by an existing access of the main Parc Cybi Road. It ought to be adequate to serve the proposed development by the applicant is advised to verify this and provide a full detailed design with any subsequent application.
2. The proposed use differs from that suggested by the outline application / Masterplan. A Transport Assessment / Transport Statement should be submitted with any planning application to assess the traffic generation etc. in comparison with the modelling for the use that was proposed at the

outline/masterplan stage in the original Transport Assessment.

3. As a minimum, parking provision should be in accordance with the Council's Adopted SPG on Parking.
4. Any planning application should include full design details of the proposed hardstanding areas including as a minimum, but not limited to, surfacing type, levels, surface water drainage and exterior lighting.
5. In view of comments by the Welsh Government's Highways Division regarding J2 of the A55 in connection with other proposed developments at Parc Cybi, it is suggested that they be afforded an opportunity to comment on this proposal at the earliest opportunity.

**Drainage Section:** The area of interest indicated on the submitted plan is served by a foul and surface water drainage systems designed specifically to serve the business park.

The foul sewer systems are understood to be the subject of an adoption agreement with the sewerage undertakers, and it would be advisable for the prospective developers to discuss their proposals with Dwr Cymru Welsh Water, at the earliest opportunity.

With regard to surface water disposal, a land drainage/surface water management strategy has previously been developed for Parc Cybi, with acceptable discharge flow rates being specified for each of the plots. The relevant information regarding these designs should be available from the Welsh Government, as owners/managers of the estate.

**Gwynedd Archaeological Planning Service:** As you are aware this site is within an archaeologically sensitive area.

Excavation in advance of the development of the main arterial route of the Parc Cybi complex along with several development plots was undertaken between 2006 and 2011 and the post-excavation work is still ongoing. Whilst archaeological remains were discovered in Zone 1, Parc Cybi, this plot has been fully excavated and is now archaeologically sterile. As such, the development proposed here will have no impact on below ground archaeological remains or deposits.

However, the proposed development will be immediately adjacent to a legally protected Scheduled Monument, Ty Mawr Standing Stone and as such will affect the setting of the monument. The Standing Stone formed part of a prehistoric ritual landscape comprising numerous structures and monuments dating to the Neolithic and Bronze Age. Recent excavations revealed a multiperiod landscape including a Neolithic House, Bronze Age and Iron Age settlements and a unique multi-chambered barrow with several in situ cremation burials. The Standing Stone maintains a relationship with another nearby Scheduled Monument, Trefignath Burial Chamber.

As part of the masterplan for the Parc Cybi development site the relationship between the two extant monuments is to be retained. Whilst this proposed development is unlikely to directly affect the views between Trefignath and Ty Mawr it does have the potential to further affect the settings of these monuments (particularly Ty Mawr) and further erode the sense of place at the sites by the scale and design of any development and its proximity to the extant monuments.

In accordance with Planning Policy Wales and the Historic Environment Wales (2016) Act an assessment should be undertaken to evaluate the potential impacts of these proposals on the settings of both Ty Mawr and Trefignath. Draft guidance (Technical Advice Note 24 and Setting of Historic Assets in Wales) is available which should be used to inform this assessment. The results of this assessment should then be used to inform any future design proposals for the site as well as investigating opportunities for enhancement and offsetting. Cadw should also be consulted throughout the assessment of setting in order to ensure that any future application on the site is supported with appropriate documentation.

You are advised to consult the following external consultees:

Cadw  
Natural Resources Wales  
Dwr Cymru Welsh Water



The following is a list of the main planning policies relevant to your proposal:

### **Main Planning Policies**

#### Ynys Mon Local Plan

Policy 1 – General Policy  
Policy 2 – New Jobs  
Policy 3 – Ty Mawr Farm, Holyhead  
Policy 5 – Design  
Policy 30 – AONB  
Policy 34 – Nature Conservation  
Policy 39 - Archaeology

#### Gwynedd Structure Plan

Policy B1 – Employment generation Development  
Policy B2 – Employment Land  
Policy B4 – Identified Employment Sites  
Policy D1 – AONB  
Policy D4 – Location, Siting and Design  
Policy D10 – Ecology  
Policy D15 – Archaeology  
Policy D29 – Design

#### Stopped Ynys Mon Unitary Development Plan

Policy GP1 – Development Control Guidance  
Policy GP2 – Design  
Policy EN 2 – AONB  
Policy EN4 – Biodiversity  
Policy EN12 – Archaeology  
Supplementary Planning Guidance- Design in the Urban and Rural Built Environment

#### Joint Local Development Plan

PS10: Providing Opportunity for a Flourishing Economy  
CYF1: Safeguarding, Allocating and Reserving Land and Units for Employment Use  
CYF4: Alternative Uses of Existing Employment Sites  
PS11: The Visitor Economy  
TWR2: Holiday Accommodation  
TRA2: Parking Standards  
PS5: Sustainable Development  
PCYFF1: Development Criteria  
PCYFF2: Design and Place Shaping  
PCYFF3: Design and Landscaping

#### Planning Policy Wales – Edition 9

TAN 5 – Nature Conservation and Planning  
TAN 12 – Design

Circular 60/96 Planning and the Historic Environment- Archaeology  
The Historic Environment (Wales) Act 2016

All planning policies listed above can be viewed on the Council's website and that of the Welsh Government using the link below.

<http://www.anglesey.gov.uk/planning-and-waste/planning-policy/>

<http://wales.gov.uk/topics/planning/policy/?lang=en>

Having regard to the development plan and other material planning considerations I consider the following to be the main planning considerations:

## Main Planning Considerations

The above advice indicates that the site is protected for employment purposes in both current and emerging policies. Under emerging policies (which may still be subject to change) it may, subject to criteria, be possible to justify a use for the site other than employment uses and you would be expected to provide a comprehensive justification document in this respect.

Other matters to be fully considered in any application made include the historic environment, ecology, transport issues and drainage for example.

**The information and advice provided in this pre-application advice is provided on a without prejudice basis. Other material considerations may also become evident if you decide to submit a planning application.**

Should you decide to proceed and submit a planning application the necessary forms explanatory information are available by telephoning the planning reception on (01248 752428) or by downloading them via the Planning Portal using the link below.

<http://www.anglesey.gov.uk/planning-and-waste/planning-control/making-a-planning-application/>

<http://www.planningportal.gov.uk/planning/>

This pre-application advice is provided at officer level only and does not constitute a formal determination under the planning acts nor does it purport to relate any approval which may be required under separate legislative provisions.

Should you wish to discuss the matter further, please contact Mrs Nia Jones via [nixpl@anglesey.gov.uk](mailto:nixpl@anglesey.gov.uk) or 01248 752421.

Yours faithfully



Dewi Francis Jones  
Chief Planning Officer