



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

**AXIS
Mr Alistair Yates
Camellia House
76 Water Lane
Wilmslow
Cheshire
SK9 5BB**

DEWI FRANCIS JONES MSc, M.R.T.P.I
Prif Swyddog Cynllunio – Rheoleiddio a Datblygu
Economaid
Chief Planning Officer – Regulation and Economic
Development

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor • Council Offices
LLANGFNI
Ynys Môn • Isle of Anglesey
LL77 7TW

ffôn / tel: (01248) 752428

Gofynnwch am / Please ask for: **Colette Redfern**
☎ **01248 752408**
e-mail: crxpl@anglesey.gov.uk

Cais Rhif / App. No. **19C842D/1/SCR**

Dyddiad / Date **11/04/2017**

DEDDF CYNLLUNIO GWLAD A THREF 1990

**RHEOLIADAU CYNLLUNIO GWLAD A THREF
(ASESIAD AR YR EFFAITH AMGYLCHEDDOL)
(CYMRU) 2016**

RHYBUDD PENDERFYNIAD

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (ENVIRONMENTAL
IMPACT ASSESSMENT) (WALES) REGULATIONS 2016**

NOTICE OF DECISION

**Barn sgrinio ar gyfer codi hotel a bwyty ynghyd a chreu mynedfa newydd a gwaith cystylltiedig yn / Screening
opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and
associated works at Zone 1, Parc Cybi, Caergybi/Holyhead**

Ceisiwyd barn sgrinio ymhellach i'r datblygiad arfaethedig
uchod ar **21/03/2017**.

A request for a screening opinion in respect of the above
proposed development was made on **21/03/2017**.

Wrth ffurfio barn sgrinio ar effaith sylweddol tebygol o
ddatblygiad arfaethedig, rhaid rhoi sylw i Rhestr 3 o'r
Rheoliadau Gwlad a Thref (Asesiad ar yr Effaith
Amgylcheddol) 2016 sydd yn nodi meini prawf dethol i'w
hystyried. Nodir tri maen prawf bras:

In formulating a screening opinion on the likely significant
effects on the environment of a proposed development,
regard is to be had to Schedule 3 of the Town and Country
Planning (Environmental Impact Assessment) Regulations
2016 which sets out the selection criteria to be taken into
account. Three broad criteria are identified:

- nodweddion y datblygiad;
- sensitifrwydd amgylcheddol y lleoliad; a
- nodweddion yr effaith bosib.

- the characteristics of the development;
- the environmental sensitivity of the location; and
- the characteristics of the potential impact

Fel arfer bydd angen asesiad ar gyfer datblygiad os yw'n:

EIA will generally be needed for development if:

- ddatblygiad pwysig sydd a phwysigrwydd y tu i'r
lleol;
- ddatblygiad mewn lleoliad amgylcheddol sensitive
iawn; a'n
- ddatblygiad sy'n cael effaith anarferol o gymhleth

- they are major developments of more than local
importance;
- they are developments in particularly sensitive or
vulnerable locations; or
- they are developments with unusually complex and

Croeso i chi ddelio gyda'r Cyngor yn Gymraeg neu'n Saesneg. Cewch yr un safon o wasanaeth yn y ddwy iaith.
You are welcome to deal with the Council in Welsh or English. You will receive the same standard of service in both languages.

ac o bosib bergylus ar yr amgylchedd.

potentially hazardous environmental effects.

Wedi ystyried y datblygiad arfaethedig, a chadw mewn cof y wybodaeth a gyflwynwyd a'r meini prawf dethol Rhestr 3 o'r Rheoliadau yn fy marn i ni fydd y datblygiad arfaethedig yn cael effaith sylweddol ar yr ymgylchedd ac **nid** oes angen asesiad.

Having considered the proposed development taking into account the information submitted and the selection criteria contained in Schedule 3 of the Regulations, my judgment is that the proposed development is unlikely to have significant effects on the environment and that EIA is **not** required.

DYDDIAD Y PENDERFYNIAD 11/04/17 DATE OF DECISION



DEWI FRANCIS JONES
PRIF SWYDDOG CYNLLUNIO / CHIEF PLANNING OFFICER



CAERGYBI/HOLYHEAD

Cyngor Ffyn / Town Council

4 April 2017

Dear Mr Francis Jones,

At the Council Meeting held on Monday 3rd April, 2017 the following Planning

Applications were considered and commented upon:-

Appl no 19C303F : Full application for demolition of part of the existing building together with the erection of a rear extension at 13A Boston Street Holyhead
It was resolved to make no objection

Appl no 19C587D : Full application for the erection of a dwelling together with the construction of a vehicular access on land at 1 Parc Felin Ddwr Holyhead
It was resolved to make no objection and to note that a further application had been received with an amended description indicating that it was for the erection of two dwellings and not for the erection of one dwelling.

Appl no 19C587D : Full application for the erection of 2 dwellings together with the construction of a vehicular access on land to the rear of 1/3 Parc Felin Ddwr Holyhead (Amended description)
It was resolved to make no objection

Appl no 19C842D/1/SCR : Screening opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and associated works at Zone 1 Parc Cybi Holyhead
It was resolved to make no objection

Appl no 19C1059A : Full application for alterations and extensions at 17 Llainfain, Holyhead
It was resolved to make no objection

Yours Sincerely,

.....
C LI Everett Town Clerk/Financial Officer

Dewi Francis Jones Chief Planning Officer
Anglesey County Council
Council Offices LLANGFN I LL77 7TW

CLIFFORD LLOYD EVERETT A.I.C.C.M. · CLERCY DREF /TOWN CLERK & SWYDDOG CYLLIDOL/ FINANCIAL OFFICER

CYNGOR TREF CAERGYBI · NELADY DREF · NEWRY · CAERGYBI · LL65 1HN

HOLYHEAD TOWN COUNCIL · TOWN HALL NEWRY STREET · HOLYHEAD · ANGLESEY · LL65 1HN

Phone: 01407 764608 · Fax: 01407 765156

Email: council@holyheadcouncil.co.uk

Website: www.holyheadtowncouncil.com



**Ministry
of Defence**

Colette Redfern
Planning & Development
Isle of Anglesey County Council
Llangefni
Anglesey
LL77 7TW

**Defence
Infrastructure
Organisation**

Safeguarding Department
Statutory & Offshore

Defence Infrastructure Organisation
Kington Road
Sutton Coldfield
West Midlands
B75 7RL

Tel: +44 (0)121 311 3818 Tel (MOD): 94421 3818
Fax: +44 (0)121 311 2218
E-mail: DIO-safeguarding-stationery@mod.uk
www.mod.uk/DIO

11 April 2017

Your Reference: 19C842D/1/SCR
Our reference: 10039571

Dear Colette

MOD Safeguarding – RAF Valley

Proposal: Screening opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and associated works

Location: Zone 1, Parc Cybi, Holyhead

Grid Ref: 225283, 381002

Thank you for consulting the Ministry of Defence (MOD) on the above proposed development which was received by this office on 28/03/17. I can confirm that the MOD has no safeguarding objections to this proposal.

I trust this is clear however should you have any questions please do not hesitate to contact me.

Yours sincerely

Debbie Baker



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Dave Riley
Prif Swyddog Gwarthod y Cyhoedd
Chief Public Protection Officer

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL

MEMORANDWM MEMNOL /
INTERNAL MEMORANDUM

Swyddfa¹ Sir
LLANGFNI
Ynys Môn / Anglesey
LL77 7TW

Ffôn / Phone (01248) 752820
Ffacs / Fax (01248) 752880

Al/To Head of Planning Services	Oddiwrth/From: Mick Goodfellow EHO
F.A.O. Colette Redfern	2827
Eich Cyf./Your Ref	Ein Cyf./Our Ref.: 013. 21. MG/MRJ
	Dyddiad/Date: 4 th April 2017

**Re:- Planning Application No. 19CG42D/1/SCR
Hotel & Restaurant – Zone 1 Parc Cybi, Cergybi**

With regards to the above application I wish to make the following observations:-

Environmental Protection

1. The development should cause no nuisance by dust, fumes, noise, odour or artificial light (Any construction works should be carried out between the following times - 0800 - 1800 hrs - Monday to Friday; 0800 - 1300 hrs. Saturday's and no working on Sunday's or Bank Holidays). In addition it is recommended that the construction works be carried out in accordance with CIRIA Document - C650 C741, 2015 – Environmental Good Practice On Site (Fourth Edition).
2. National Resources (Wales) (The Environment Agency) should be consulted with regards to this application
3. Due to the past use of this site (and bearing in mind the proposed "sensitive" end use, namely housing) I would be grateful if a contaminated land condition is included for this application. In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site which should be to the satisfaction of the Local Planning Authority. (If the applicant wishes to discuss contaminated land issues, then please contact Mick Goodfellow EHO) on 01248 752827).
4. The proposals must comply with the Building Act 1984 and relevant building regulations and approved Codes of Building Practice.
5. The demolition works must not give rise to complaints of nuisance from noise vibration and dust for occupiers of the nearby residential properties. The appointed demolition contractors should consult further with this department prior to works commencing

with details of the proposed site machinery employed for the demolition, together with details of proposed mitigation methods to prevent against nuisance to nearby residential premises. The demolition works must be undertaken in accordance with the requirements of the Health and Safety at Work etc Act 1974, and relevant Regulations and Approved Codes of Practice.

6. Where it is necessary to prepare the site using pneumatic rock machinery the developer will be required to take all reasonable steps to prevent nuisance being caused to current occupiers of surround residences from noise vibration and dust. Rock breaking should be confined to the house of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs on Saturday. No works should be undertaken on Sunday's or Bank Holidays. Surrounding residents should be pre-notified of any noisy work and the likely duration of the works. Suitable and sufficient controls should be in place to control wind blown dust arising from rock stock piles.

7. Welsh Water PLC should be consulted regarding the foul drainage arrangements.

8. No waste materials to be burnt on site e.g. Bonfires.

9. Given the proposed end use of the development, I would emphasise the need to provide for suitable standards of ventilation so as to prevent nuisance being caused to surrounding properties. Attention is drawn to the DEFRA publication entitled "Control of Odour and Noise from Commercial Kitchen Exhaust Systems". Annex B of the document provides guidance on the information required to support a planning application for a commercial kitchen. The annex contains guidance on the type of information that should be submitted to the Planning Authority before any ventilation plant is installed.

Food

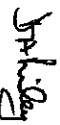
1. The food premises must comply with the requirements of the Food Hygiene (Wales) Regulations 2006, and Regulation (EC) 853/2004.

2. The food premises must register as a food premises with the Environmental Health Department (Food Safety Section) at least 28 days prior to opening of the business under the Regulation (EC) 885/2004.

3. The applicant is reminded of the need for food handlers to undertake foundation training in Food Hygiene for operating a business of this type. Please contact our Food Section for details of such courses.

Health & Safety

1. The development must comply with the requirements of the Health and Safety at Work etc Act 1974, and all regulations made under that Act.



D A Riley

**Prii Swyddog Gwarchod y Cyhoedd - Rheoleiddio a Datblygu Economaidd
Chief Public Protection Officer - Regulation and Economic Development**

050417 MW



Dŵr Cymru
Welsh Water

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CF30 0EH

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E-bost: developer.services@dwrcymru.com

Isle of Anglesey County Council
Swyddfa'r Sir
Llangefni
LL77 7TW

Date: 05/04/2017
Our Ref: PLA0026861
Your Ref: 19c842d/1/scr

Dear Sir,

Grid Ref: SH2528481012 225284 381012

Site: Zone 1 Parc Caerybi Holyhead Anglesey

Development: Screening opinion for the erection of a hotel and restaurant

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

We do not have any comments to make in respect of the screening opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and associated works. However, we would welcome further consultation at the scoping opinion stage if your screening assessment concludes that the planning application should be accompanied by an Environmental Statement.

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.



Welsh Water is owned by Glas Cymru – a not-for-profit company.
Mae Dŵr Cymru yn addo i Glas Cymru – cwmni 'nâd-er-ffurf'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales to 288771 Registered office: Parc yr Oed,
Môrfa, Ynys-y-Ddŵl, Bangor, Gwynedd, LL57 2YU

Byddwn yn croeso i gyswlltu'n eiddo
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni sy'n noddi wedi'i gofrestru yn
Rheolwr Rhif 288771, Swyddfa'r Ffôn: Parc yr Oed,
Môrfa, Ynys-y-Ddŵl, Bangor, Gwynedd, LL57 2YU

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Sion Jones
Development Control Officer
Developer Services

glas
and Cyber Services

Wŷb, Water is owned by Glas Cymru – a not-for-profit company.
Mae Dŵr Cymru yn eiddo Glas Cymru – cwmni nid-erhwy.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
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Rydym yn croeso i gyswlltu iechyd yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni sy'n ymgedigedig wedi'i cofrestru yn
Lloegr, yn awdurdodysedig gan y Llywodraeth Cymru i
furniogi wasgylu dŵr yn Wales a'r Dinas Sain Ied.



Ein cyf / Our ref: CAS-31624-D8Z8

Adran Cynllunio/
Planning Department
Anglesey County Council
County Offices
Llangefni
Ynys Mon

Eich cyf / Your ref: 19C842D/1/SCR

E-mail:
northplanning@cyfoethnaturiolcymru.gov.uk
Tel: 03000 65 5236

30/03/2017

Dear Mrs Redfern,

**Zone 1 Parc Cybi, Caergybi/Holyhead - 19C842D/1/SCR
Screening Opinion for the erection of a hotel and restaurant together with a
creation of a new vehicular access and associated works**

Thank you for consulting Natural Resources Wales regarding the above proposal,
received on 28th March 2017.

Natural Resources Wales no longer comments on requests for a screening opinion.

However, if the development concerned is deemed an EIA development at a later
date, we will be happy to consider and respond to a scoping request.

Please do not hesitate to contact us if we can be of any further assistance to you or if
you wish clarification on the above.

Yours sincerely,

Joy Evans

**Joy Evans
Development Planning Advisor**

www.cyfoethnaturiolcymru.gov.uk

www.naturalresourceswales.gov.uk

Maes y Ffynnon, Penrhosgarnedd, Bangor, LL57 2DW

Croeso i'r gohebiaeth yn y Gymraeg a'r Saesneg
Correspondance welcomed in Welsh and English

David Cowley

To: Anite
Subject: 19C842D/1/SCR Zone 1, Parc Cybi, Caergybi

31.3.17

19C842D/1/SCR Screening opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and associated works at Zone 1, Parc Cybi, Caergybi. Holyhead Grid Ref: 225283.08 381 002.59

Based on information to hand, there are no known ecological issues to suggest EIA.

Note there are likely to be some ecological matters in relation to the expected associated main application, and these will be considered in light of documentation at that time. These are likely to include establishing whether there are any protected species interests at the site – such as badger, known to be present in the area - and the proposal site's relationship to the ecological and landscape management plans associated with relevant earlier cases such as 19C842A/EIA.

David Cowley
Ymgynghorodd Ecolegol ac Amgylcheddol / Ecological and Environmental Adviser
2470

Dave Jump

To: Collette Redfern
Cc: Keith Williams
Subject: RE:19C842D/1/SCR Screening opinion for the erection of a hotel and restaurant together with the creation of a new vehicular access and associated works at Zone 1, Parc Cybi, Caergybi / Holyhead.

Collette, With reference to the above I should wish to provide the following observations and comments for your consideration:

1. The subject land is located inside the designated AONB and in the setting of the nearby Scheduled Ancient Monument (SAM) AND12 Ty-Mawr Standing Stone.
2. From a Built Environment and Built Conservation perspective I don't have any issues or concerns to raise due to the fact that the principal of this type of development has been approved in the Master Plan for the subject area. I trust the above information is of some assistance to you. Regards Dave.

Dave Jump Dip EP, MRTPI, IHBC
Uchel Swyddog Cynllunio a Chadwraeth
Senior Planning and Conservation Officer
Arweychedd Adelfiedig a Naturiol / Built and Natural Environment
Rheoleiddio a Datblygu Economaidd / Regulation and Economic Development
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