



Our Ref: A109869
Date: TBC
Portal Ref: PP-07593029

Planning & Public Protection Service
Sustainable Development Directorate
Council Offices
Llangefni
Anglesey
LL77 7TW

SUBMITTED ON-LINE VIA PLANNING PORTAL

Dear Sir

FORMER WELSH COUNTRY FOODS ABATTOIR SITE, LON GROES, GAERWEN

HYBRID PLANNING APPLICATION – DEMOLITION OF EXISTING BUILDINGS & CONSTRUCTION OF INDUSTRIAL ESTATE (B1/B2/B8)

On behalf the Applicant, Amber REI Holdings Ltd, please find enclosed a Hybrid Planning Application in relation to the demolition of existing buildings at the site of the former Welsh Country Foods Abattoir, Lon Groes, Gaerwen, and the redevelopment of the site for construction of an Industrial Estate, comprising a total floorspace of circa 27,041 sqm (Class B1/B2/B8 uses).

In regard to the 'hybrid' nature of the planning application, full planning permission is sought for the demolition of all existing buildings on the site; the construction of Unit 1 and Unit 2; and associated site access; highways; and landscaping works to serve Units 1 and 2. The application boundary for the full element is illustrated on the drawing ref. 6401-105. The site area for which full permission is sought totals 1.74 ha.

Outline planning permission is sought for the construction of the remainder of the site (9.88 ha) – the boundary of the outline element of the scheme is illustrated on drawing ref. 6401-106. It is anticipated that reserved matters for the remaining units and associated access; highways; and landscaping works are to be submitted in accordance with the enclosed Phasing Plan.

In light of the hybrid nature of the application, to confirm, the description of development as worded on the Application Form is as follows:

"Hybrid Planning Application for the demolition of existing buildings at the site of the former Welsh Country Foods Abattoir, Lon Groes, Gaerwen, and the redevelopment of the site for the construction of an Industrial Estate, comprising total floorspace circa 27,041 sqm (Class B1/B2/B8), incorporating full planning permission for the demolition of all existing buildings/structures on the application site; construction of new site access; construction of Industrial Unit no. 1 & Unit no. 2; highways, landscaping, and ancillary works (associated with the construction and operation of Unit no. 1 and Unit no. 2) (total floorspace 3,824 sqm); and outline planning permission (all matters reserved) for the development of remainder of site".

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Registered Office:





EIA Screening

In accordance with the Town and Country Planning (Environmental Impact Assessment) Wales Regulations 2017, the Applicant submitted a request for a Screening Opinion to the Isle of Anglesey County Council (IACC) on 4th December 2018 to confirm as to whether Environmental Impact Assessment (EIA) would be required for the proposed development. The LPA's Screening Opinion was received on 31st January 2019. In summary, the Screening Opinion determined that the proposed development is not EIA development, for the following reasons:

- *The scale of the proposed development is small in EIA terms.*
- *The proposed development is not within a sensitive area and there are no sensitive areas which are affected by the proposed development.*
- *Given the assessed characteristics of the proposed development and that no likely significant effects on the environment have been identified in this Scoping Opinion.*

Application Submission

The scope of supporting information to be submitted with the application has been discussed with the Isle of Anglesey County Council during detailed pre-application dialogue. Accordingly, please find the following application submission documents enclosed:

- Completed Application Form & Certificates
- Application Plans & Drawings (AJA Architects)
 - Site Plan Existing Drawing Ref. 6401-101
 - Site Plan Demolitions Drawing Ref. 6401-102A
 - Illustrative Site Plan Drawing Ref. 6401-103B
 - Phasing Layout Drawing Ref. 6401-104B
 - Application Site Boundary Full Permission Drawing Ref. 6401-105
 - Application Site Boundary Outline Permission Drawing Ref. 6401-106
 - Unit 1 Floorplan & Sections Drawing Ref. 6401-110B
 - Unit 1 Elevations Drawing Ref. 6401-111B
 - Unit 2 Floorplans & Sections Drawing Ref. 6401-120B
 - Unit 2 Elevations Drawing Ref. 6401-121B
- Planning Statement (WYG)
- Pre-Application Consultation (PAC) Report (WYG)
- Design & Access Statement (AJA Architects & WYG)
- Welsh Language Statement (WYG)
- Air Quality Assessment (WYG)
- Noise Assessment (WYG)
- Ecological Appraisal (WYG)
- Bat Survey Report (WYG)
- Transport Assessment (WYG)
- Travel Plan (WYG)
- Geo-Environmental Desk Study (WYG)
- Landscape & Visual Appraisal (WYG)
- Landscape Proposal (WYG)
- Energy Assessment (WYG)
- Outline Construction Environmental Management Plan (WYG)
- Drainage Strategy (WSP)

Planning Application Fee

The Planning Application Fee attributable to be 'full' element of the proposed development is calculated at £19,380 (based on a floor area of 3,824 sqm). The Planning Application Fee attributable to the 'outline' element of the proposed development is calculated at £16,900 (based on a site area of 9.88 ha).



As such, the total planning application fee payable to the Isle of Anglesey County Council is £36,280 (please find cheque enclosed).

Summary

We look forward to receiving confirmation that the application being registered as valid shortly.

Should you wish to discuss any part of this application in further detail, please feel free to contact us.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'P. Waldren'.

Peter Waldren

For and on behalf of
WYG Environment Planning Transport Ltd
peter.waldren@wyg.com

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