



Parc Bryn Cegin, Plot C3

Design and Access Statement





Control Sheet

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Issue	Date	Description of Amendment	By	Checked
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1.0 Introduction

- This Design and Access Statement has been prepared by TACP Architects Ltd. on behalf of Welsh Government to support a full planning application for the construction of 4no. new industrial units and associated external landscaping on Plot C3 at Parc Bryn Cegin, Llandygai, Bangor.
- Welsh Government is the land owner of Parc Bryn Cegin, a site which has been allocated for development for general office and industrial use.
- The purpose of this Design and Access Statement is to explain the context of the site, the intent behind the development and the design requirements with regards to its site constraints, regulatory framework and client brief. It accompanies a drawing package which supports the full planning application.

2.0 Context

2.1 Physical Context

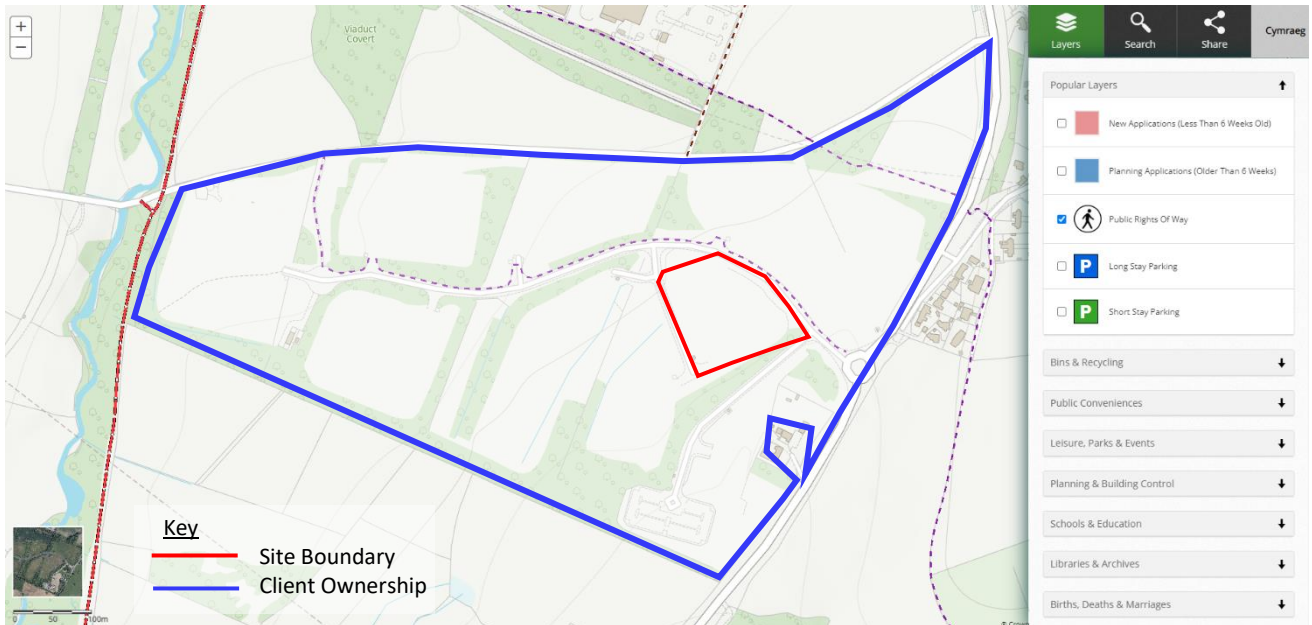
2.1.1 The image below identifies the application site in the context of its surroundings.



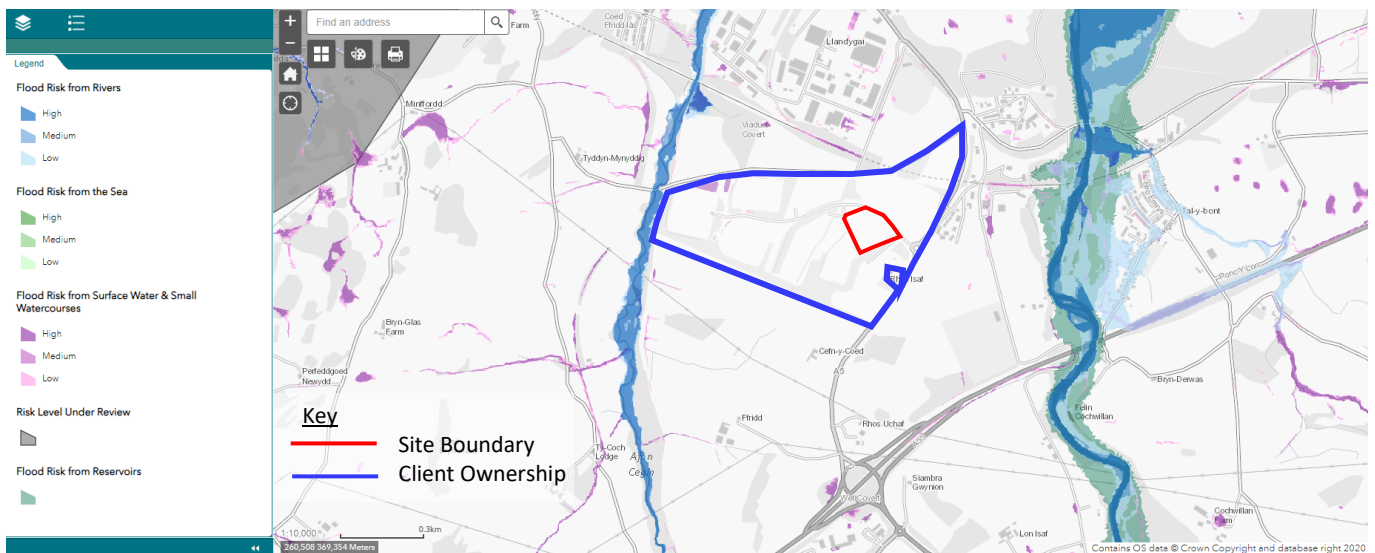
2.1.2 Parc Bryn Cegin is located along the A5 on the outskirts of Bangor, 1 mile north of the A55 Junction-11.

2.1.3 The site has been divided into a number of plots which have each been levelled with Plateaus in order to facilitate new development. This application is centred around new development at the plot known as Plot C3.

2.1.4 Public Rights of Way: Existing public rights of way are shown in the figure below, none of which will be affected by the proposed development and access would be maintained throughout the construction phase.



2.1.5 Risk of flooding: No risk of flooding, as shown in the figure below.



2.2 Social Context

- 2.2.1 Parc Bryn Cegin is protected as a Regional Strategic Business Site for businesses in Use Classes B1, B2 and B8 by policy CYF 1 in the LDP, and the proposal is therefore consistent with this policy.

2.3 Economic Context

- 2.3.1 Strategic Policy PS 13 in the LDP aims to facilitate economic growth by supporting several aspects of the local economy including supporting economic prosperity by facilitating appropriately scaled growth. This is a scheme to enable employers to establish a business locally on a site of strategic importance and we believe that the proposal is for suitable uses and is appropriately scaled for its location within an industrial site of this type. It is therefore considered that the proposal satisfies the requirements of policy PS 13 in the LDP.

2.4 Planning Context

2.4.1 Relevant Planning History at the application site

The following applications relevant to the proposed development at plot C3 have been submitted and subsequently received planning approvals:

- C00A/0361/16/AM: USE OF LAND FOR CLASS B1 (BUSINESS) AND B2 (INDUSTRIAL) PURPOSE, PROVISION OF NEW ACCESS AND INFRASTRUCTURE AND PLANTING.
- C05A/0390/16/MG: CONSTRUCTION OF AN ESTATE ROAD AND ASSOCIATED INFRASTRUCTURE, CREATION OF DEVELOPMENT PLATEAU AND STRUCTURAL LANDSCAPING.
- C08A/0107/16/LL: 2 OFFICE UNITS TO PLOT 3 AND 2 INDUSTRIAL UNITS TO PLOT 6.

2.4.2 Planning Policies relevant to this application:

National Policies

- Future Wales: The National Plan 2040
- Planning Policy Wales, Edition 12, 2024
- Technical Advice Note 23: Economic Development (2014)
- Technical Advice Note 24: The Historic Environment

Local Policies (according to the Anglesey and Gwynedd Joint Local Development Plan [July 2017])

- PS 1: The Welsh Language and Culture
- PS 4: Sustainable transport, development and accessibility
- PS 5: Sustainable Development
- PS 6: Alleviating and adapting to the effects of climate change
- PS13: Providing opportunities for a prosperous economy
- PCYFF 1: Development Boundaries
- PCYFF 2: Development criteria
- PCYFF 3: Design and place shaping
- PCYFF 4: Design and landscaping
- PCYFF 5: Carbon Management
- TRA 2: Parking standards
- TRA 4: Managing transport impacts
- AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens
- PS 20: Preserving and where appropriate enhancing heritage assets
- CYF 1: Safeguarding, allocating and reserving land and units for employment use
- AMG 5: Local biodiversity conservation
- AT 4: Protection of non-designated sites and their setting
- Supplementary Planning Guidance – The Slate Landscape of Northwest Wales World Heritage Site
- Supplementary Planning Guidance – Maintaining and Creating Distinctive and Sustainable Communities (SPG)

2.4.3 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.

2.4.4 The application site is located outside the development boundary of the Bangor Subregional Centre as defined in the LDP but it is part of a site that has been protected as a Regional Strategic Business Site. Policy PCYFF 1 encourages the refusal of developments outside development boundaries, unless they are in accordance with other local or national planning policies. In this case, taking account of its designation as a Business Site in the LDP, there is appropriate justification to approve such developments in this location.

2.4.5 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.

3.0 Existing Facilities

3.1 Site infrastructure

Since the initial planning approval for the site-wide development of Parc Bryn Cegin, enabling works have been carried out to include the provision of roads and foul drainage to support the commercial use of the allocated plots.

4.0 Project Intent

4.1 Economic Growth

In accordance with the Strategic Policy PS 13 in the LDP, this project will help to foster economic growth in the area.

4.2 Contextual design

It is our intention to ensure that this development is completed in good relation to its context. Including, but not limited to,

- Building use – the Parc Bryn Cegin site has been strategically allocated for office and industrial developments, not to mention the existing Llandygai Industrial Estate is nearby.
- Scale & appearance – Building massing is in proportion with other similar developments in the nearby surroundings.
- Supporting infrastructure – New units are of a size which ensures that any existing or new infrastructure (roads, drainage, services etc.) would not become overloaded as a result of the anticipated occupancy of the new industrial units.

4.3 Future-proofing

Every effort has been made to ensure that the new units will have the capacity to meet the needs of potential tenants for many years to come. This will be achieved by adopting latest technologies such as Fibre broadband, installing infrastructure that is flexible to future adaptations and setting energy targets which exceed current requirements.

5.0 Design Proposals

- 5.1 4no. industrial buildings are proposed for the site, each with different occupancies to achieve a total of 9no. individual units.
- 5.2 Each building is identical in size and appearance with the exception of minor variations to the fenestration which has been adapted to suit the internal layouts for each unit.
- 5.3 Each building has a footprint measuring approximately 24m x 40m and an eaves height of 7.2m. This equates to a Gross External Floor Area of 928sqm per building or a Gross Internal Floor Area of 886sqm per building.
- 5.4 Units comprise internally of a large production area and a small office space with welfare facilities. In addition to pedestrian access doors, each unit also includes a roller-shutter goods door.
- 5.5 Natural lighting is afforded by the inclusion of curtain walling and roof-lights.
- 5.6 New hard landscaping will comprise of:
 - Service yards for goods vehicles for each unit.
 - Access road from each of the new units to connect the existing road network.
 - Spaces for car, motorcycle and bicycle parking for each unit.
 - Pavement circulation for pedestrians.
- 5.7 Soft landscaping has been developed by the appointed Landscape Architect with a view to preserve the site's natural appearance and embed the new development into its landscape. Please refer to corresponding drawings for full landscaping details.
- 5.8 The proposed site plan is shown in the figure below – please also refer to any other associated drawings for further details of the development.



6.0 Accessibility and Equality – Vehicles, Pedestrians, Movement

- 6.1 The development will be constructed to meet Building Regulations, in particular Approved Document M, Access to and use of buildings. This will ensure that the new units are fully accessible to all users.
- 6.2 Car parking spaces are to be provided for each unit and appropriate steps are to be taken to prevent water drainage from the site onto the inner road.
- 6.3 A provision of bicycle and motorcycle parking will also be included for each new unit.
- 6.4 The development would use the road infrastructure that has been designed for the industrial estate and which has been designed to cope with the anticipated transport levels.
- 6.5 The location is also connected to the local walking and cycle paths network with public footpaths passing the front of the site and Lôn Las Ogwen running along the western boundary of Bryn Cegin.
- 6.6 There is also a bus stop in the village of Llandygai, which is located approximately 700m away.
- 6.7 Therefore, it is believed that the development would meet the requirements of policies TRA 2 and TRA 4 of the LDP in relation to parking requirements and highway safety and that the site is in an accessible location for alternative modes of transport, in accordance with the objectives of Policy PS 4 of the LDP.

7.0 Community Safety and Inclusivity

7.1 Welsh Language

- 7.1.1 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 contained 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.
- 7.1.2 Should this application at Plot C3 be approved, and in accordance with policy PS 1, a condition could be imposed to secure a Welsh name for the development as well as the internal signage on the site to improve and alleviate the impact on the language. As there is no evidence to show that the development will cause harm to the language and by imposing conditions, it is considered that the proposal complies with policy PS1.

8.0 Environmental Sustainability

8.1 Ecology

An Ecology Assessment has been prepared for this submission. For further information this statement is included in the submission.

8.2 Arboriculture

An Arboricultural Assessment has been prepared for this submission. For further information this statement is included in the submission.

8.3 Green Infrastructure

A Green Infrastructure Statement has been prepared for this submission to ensure that the proposal is in accordance with PPW's environmental objectives of providing a net benefit to the environment. For further information this statement is included in the submission.

9.0 Land Use

9.1 Site Designation

9.1.1 The site is within 400m of the Slate Landscape of North Wales World Heritage Site (WHS) designated by UNESCO and is also within the Dyffryn Ogwen Landscape of Outstanding Historic Interest. Nevertheless, when considering the location on a designated industrial site as well as the formation of the local landscape and the presence of existing natural growth around the site, it is not believed that the development would have a significant harmful impact on the designated landscape or on the visual setting of any heritage asset. We therefore believe that the application would meet the requirements of policies AT1 and PS 20 of the LDP.

10.0 Noise Pollution

10.1 Construction Phase

Some disruptive noise may be generated during construction works.

10.2 Noise Impact Assessment

A background noise impact assessment has been carried out for the site to help anticipate any noise issues that may require mitigation. For further information this assessment is included in the submission.

11.0 Air Quality

11.1 Construction Phase

There may be a limited amount of dust resulting from the construction works.