

Town & Country Planning Act 1990 Section 77 Anglesey County Council Planning Application by Anglesey Boat Company Ltd.

Gallows Point Marina Report L6805/
X/00/513782

3. Planning Policy

Contents

The Proposals & Alternative Sites

3.1 The national and local planning policy documents relevant to the proposed development and the Gallows Point area are the following:

- Planning Guidance (Wales) Planning Policy - First Revision - Welsh Office - April 1999.
- Planning Guidance (Wales) Technical Advice Notes Number 5 - Nature Conservation and Planning - November 1996, and Number 14 - Coastal Planning - March 1998.
- Draft Regional Planning Guidance for North Wales - Revised Consultation Edition - North Wales Regional Planning Group - January 2000.
- Gwynedd Replacement Structure Plan - Former Gwynedd County Council - Approved with modifications October 1993.
- Ynys Môn Local Plan - Ynys Môn County Council - Adopted December 1996.
- Ynys Môn Unitary Development Plan (Consultation Draft) - Ynys Môn County Council - May 2000.
- Draft Supplementary Planning Guidance for Visual and Sensory Landscape - Ynys Môn County Council - May 2000.
- Draft Supplementary Planning Guidance for Biodiversity and Landscape - Ynys Môn County Council - May 2000.

3.2 Draft Regional Planning Guidance For North Wales (Doc CD 3)

The following paragraphs are relevant to the development:

5.1 Development Plan proposals should acknowledge important environmental features and establish policies to protect or enhance areas in National Parks; Areas of Outstanding Natural Beauty; Heritage Coast; the best and most versatile agricultural land; designated sites of natural conservation; built conservation areas and historic buildings; ancient Monuments and archaeological sites. The main environmental features in North Wales are shown on Map 2. The countryside should be protected for the sake of its landscape.

5.2 Development should be guided away from the most precious and most sensitive areas. Where material factors are sufficient to override conservation considerations and development does occur it should aim to benefit the rural economy and maintain or enhance the environment. Policies should seek the integration and management of local environmental and landscape features including local flora and fauna and the historic environment creating lasting benefits for existing and future generations and to minimise the extent of any changes that may be caused.

5.3 Development Plan policies and proposals should take account of and, where appropriate, integrate existing and emerging Biodiversity Action Plans, Local Agenda 21 and other Strategies and, where applicable, those of neighbouring authorities and other environmental organisations. Natural resources and the protection of key habitats and species should be viewed positively as a valued asset rather than an obstacle to development to be enhanced through the development plan process, wherever possible.

5.5 Most new development should be closely related to the existing settlement pattern so that it is readily accessible and minimises the need to travel long distances. Areas of open space should be protected to preserve the character of settlements and every opportunity should be made to reuse and convert existing buildings and to redevelop and recycle urban land.

5.11 Policies and proposals in Development Plans should aim to enhance the economic prospects of the coastal area whilst protecting and enhancing its biodiversity, natural character and quality of the landscape and built environment. In this way the true value of the coast to the people who live, work and enjoy it can be realised.

5.15 As a guiding principle only development which requires a coastal location should be so located. Development on the coast should be considered in the context of the capacity of the coast and maritime waters

to absorb change and any risks which may arise from erosion, flooding or pollution.

6.16 Local authorities should enable, in their development plans, the provision of a variety of accommodation types and new attractions, including all weather attractions. Local authorities should seek to encourage quality and an extension of the holiday season. By these means it should be possible to influence the provision of more full-time and better paid jobs in tourism.

3.3 Gwynedd Replacement County Structure Plan (Doc CD 4)

The relevant policies are:

POLICY D5

There is a presumption against proposals to develop sites along the coastline, outside the main settlements, which would conflict with its landscape character and nature conservation value.

POLICY D1

It is the policy of the County Council to protect and enhance the environment of Gwynedd and in particular of:

- i. The Snowdonia National Park
- ii. Llyn and Ynys Môn AONBs
- iii. Heritage Coast

POLICY D10

To ensure that the County's Heritage of wild flora and fauna and geological and physiographic features are safeguarded, particularly National Nature Reserves, SSSI's, RSPB Reserves, Wetlands, Ramsar Sites, Special Protection Areas (under EC Bird Directive 74/409), Local Nature Reserves and other areas of high nature conservation interest.

STRATEGIC POLICY 3

To facilitate and promote employment opportunities at a suitable scale and at suitable locations throughout the County taking particular note of:

- i. the economic development opportunities of the A55 improvements and other improvements in communication
- ii. the need for integrated development by local authorities and development agencies to find suitable opportunities across the whole County
- iii. directing attention towards the regeneration of a number of towns and other communities in the County

STRATEGIC POLICY 4

In considering development proposals, to have regard to the need to both protect and enhance the marine, coastal, terrestrial and atmospheric environments of the County.

POLICY CH1

Proposals for recreation and tourist development will be permitted where they accord with the policy framework of this plan which is aimed at the creation of employment, and the safeguarding of the environment and the local community.

POLICY CH13

The County Council supports the development of major coastal boating facilities in Gwynedd as part of the strategic provision of recreation facilities for tourism. The County Council supports suitable proposals for Conwy, Bangor, Holyhead and Pwllheli.

POLICY CH14

The County Council supports proposals for the rationalisation, better management and smallscale development of existing boating facilities in order to expand the provision for local residents and visitors.

POLICY CH15

There will be a presumption against the development of major boating facilities, other than at locations identified in Policy CH13.

3.4 Ynys Môn Local Plan (Doc CD 5)

The relevant policies are:

POLICY 36

Development will not be permitted in the undeveloped areas on and adjoining the coast where the nature or scale of the development would harm the character of the coast. Proposals in such areas will be considered in terms of:

- i. The need for a coastal location.
- ii. Effects on features of:
 - (a) landscape significance;
 - (b) nature conservation or historic value;
 - (c) tourism, recreation or general amenity value.
- iii. Potential effects on the marine environment.
- iv. Risk, including flooding, erosion and land availability.

POLICY 30

Within the Area of Outstanding Natural Beauty (which includes defined Heritage Coast). shown on the Proposals Map, the Council will give priority to the protection and enhancement of the landscape when considering planning applications.

POLICY 33

The Council will refuse to permit any development that will unacceptably affect either directly or indirectly, any notified or proposed Site of Special Scientific Interest (SSSI), Local Nature Reserve (LNR), or Marine Nature Reserve (MNR).

POLICY 34

The Council will ensure that non-statutory sites known to be important for nature conservation including sites of geological importance and fisheries are protected from damaging or inappropriate development.

POLICY 35

Development will be permitted away from sites recognised as being important for nature conservation, provided that it does not have an adverse impact on a wildlife species with statutory protection, and accords with the other policies of this plan.

POLICY 14

The Council will permit the development of recreational and leisure facilities as shown on the Proposals Map and detailed in Proposals FF9, FF11, FF15, FF16, FF18, FF21, FF22, FF23, FF31, FT-32 and FT-38. Other schemes will be permitted where they: -

- i. Increase the quality and range of facilities for local residents and visitors;
- ii. Relieve pressure on more environmentally sensitive areas;
- iii. Increase public access to open areas which have recreational value.

PARAGRAPH 3.39

The County Structure Plan supports the development of major coastal boating facilities in **Gwynedd in a number** of locations including Holyhead (Policy CH 13). The Borough Council has granted planning permission for a marina in the Outer Harbour, Holyhead.

3.5 Ynys Môn Unitary Development Plan (Consultation Draft) (Doc CD 6)

POLICY T07

Holyhead:

Proposals which reinforce the role of Holyhead as a major boating and marina facility will be supported.

Beaumaris:

The Council will support the development of a marina at Beaumaris.

Other locations:

In other locations the Council supports proposals for the rationalisation, better

management and small scale development of existing boating facilities in order to expand the provision for local residents and visitors alike.

3.6 Draft Supplementary Planning Guidance: Visual and Sensory Landscape (Doc CD 7)

The marina site straddles Visual and Sensory Aspects 26 & 51. The visual and sensory consultant records are as follows for these aspects:

ASPECT 26

A tall wooded edge to the shore with high estate walls along road corridor. Very green and enclosed with canopy and wind shaped shoreline trees. Dominance of steep slopes and estate character. Rock outcrops and filtered views to sea. Enclosed character, protected, serene. The evaluation was high.

ASPECT 51

Colourful seaside village around broad tidal bay, housing extends up hill behind to estate woodland edge. Attractive shore based buildings of various types. Main street again with fine buildings to castle. Constricted approach, quite pleasing in such a heritage setting. Traffic congestion. Town centre has protected feeling, sheltered from coast. The evaluation was moderate.

3.7 Draft Supplementary Planning Guidance: Biodiversity & Landscape (Doc CD 8)

The marina site lies within Biodiversity Aspect 130. The ecological qualities of the landscape are defined as follows:

ASPECT 130

The Anglesey shoreline of the Menai Strait consists of cliff, exposed rocks, inter tidal sand, mud and shingle in places. There are important marine invertebrates and algae, breeding terns on an island, and inter tidal feeding areas for waders and seabirds. There are cliffs and other geological features. The evaluation was outstanding.

EVALUATION

The evaluations are:

Outstanding - areas or sites of international and national importance

High - areas or sites of regional/county importance

Moderate - areas or sites of local importance

Low - areas or sites of low value

Unknown - where insufficient information exists to allow the element to be properly evaluated.