

**russell-hughes cyf**  
penseiri architects



56 Stryd y Bont / Bridge Street  
Llangefni  
Ynys Môn / Anglesey  
LL77 7HH

Tel: 01248 722333  
Email: [info@russellhughes.co.uk](mailto:info@russellhughes.co.uk)  
Web: [www.russellhughes.co.uk](http://www.russellhughes.co.uk)

**3078:23**

**PROPOSED DEVELOPMENT OF ERECTING NEW WORKSHOPS AND OFFICES AT  
FORMER ABATTOIR SITE, CIBYN INDUSTRIAL ESTATE, CAERNARFON**

**PLANNING STATEMENT**

Hydref / October 2023

Prepared by: Russell-Hughes Cyf.  
56 Bridge Street  
Llangefni  
Ynys Môn  
LL77 7HH

**3078:23****PROPOSED DEVELOPMENT OF ERECTING NEW WORKSHOPS AND OFFICES AT  
FORMER ABATTOIR SITE, CIBYN INDUSTRIAL ESTATE, CAERNARFON****PLANNING STATEMENT****INDEX****Page**

1.	Introduction	1
2.	Site Location	1
3.	Site & Planning History	3
4.	Initial Proposed Development Scheme	4
5.	Pre-Application Advice	6
6.	Revised Proposed Development Scheme	6
7.	Relevant Planning Policies and Justification for Proposed Development	8
8.	Conclusion	13
9.	Appendix	

Gwynedd Planning Pre-Application Advice Response

## I. INTRODUCTION

This Planning Statement intends to review the planning history and explain the proposed development scheme from its original concept through to the final proposal being submitted for consideration by the planning department of Gwynedd Council.

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces. The site is the former abattoir site for Sher Hala Foods Lt. which lies within the development boundary of Cibyn Industrial Estate in Caernarfon. The site is also designated a Safeguarded Employment Site.

## 2. SITE LOCATION

The site lies on Lôn Cae Darbi within the Cibyn Industrial Estate in Caernarfon. Vehicle and pedestrian movements towards the site will be along the public highways directly adjacent to the development site and the existing estate road and footways for the industrial estate. There is an existing vehicular access to Cibyn Industrial Estate from the Llanberis Road public highway adjacent, the existing estate road serves the entire industrial estate and extends to the development site.

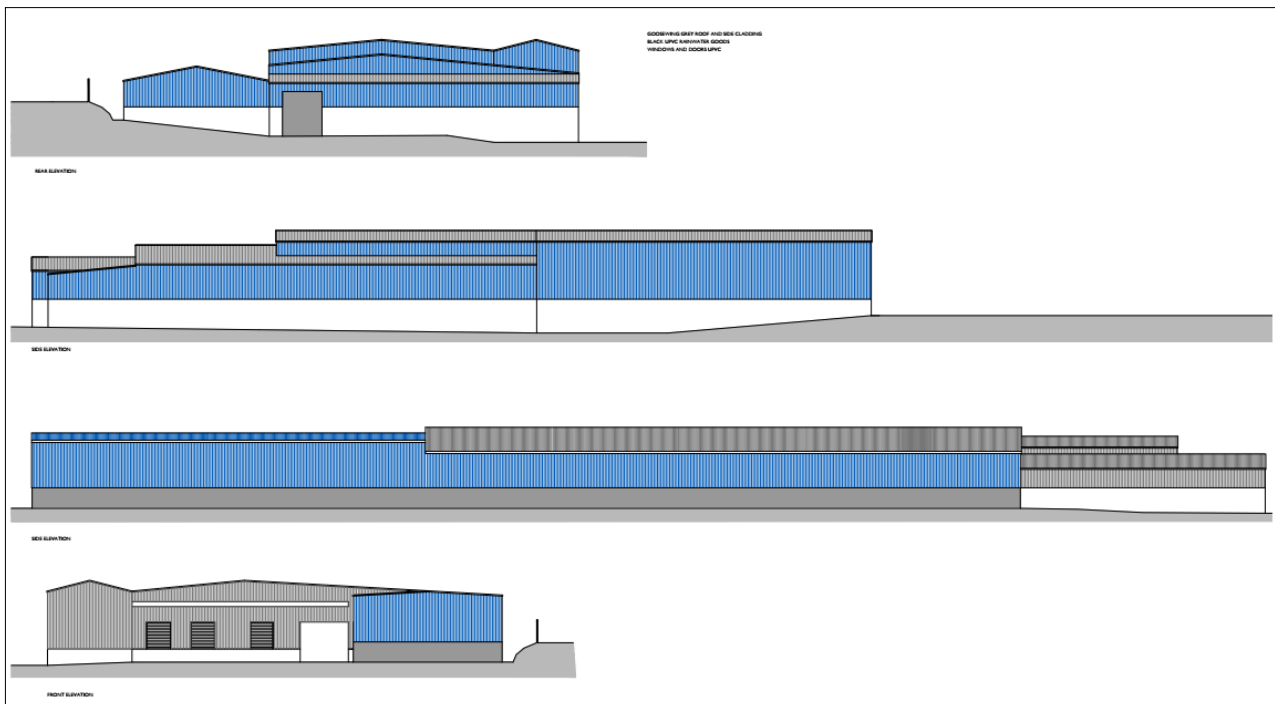


### 3. SITE & PLANNING HISTORY

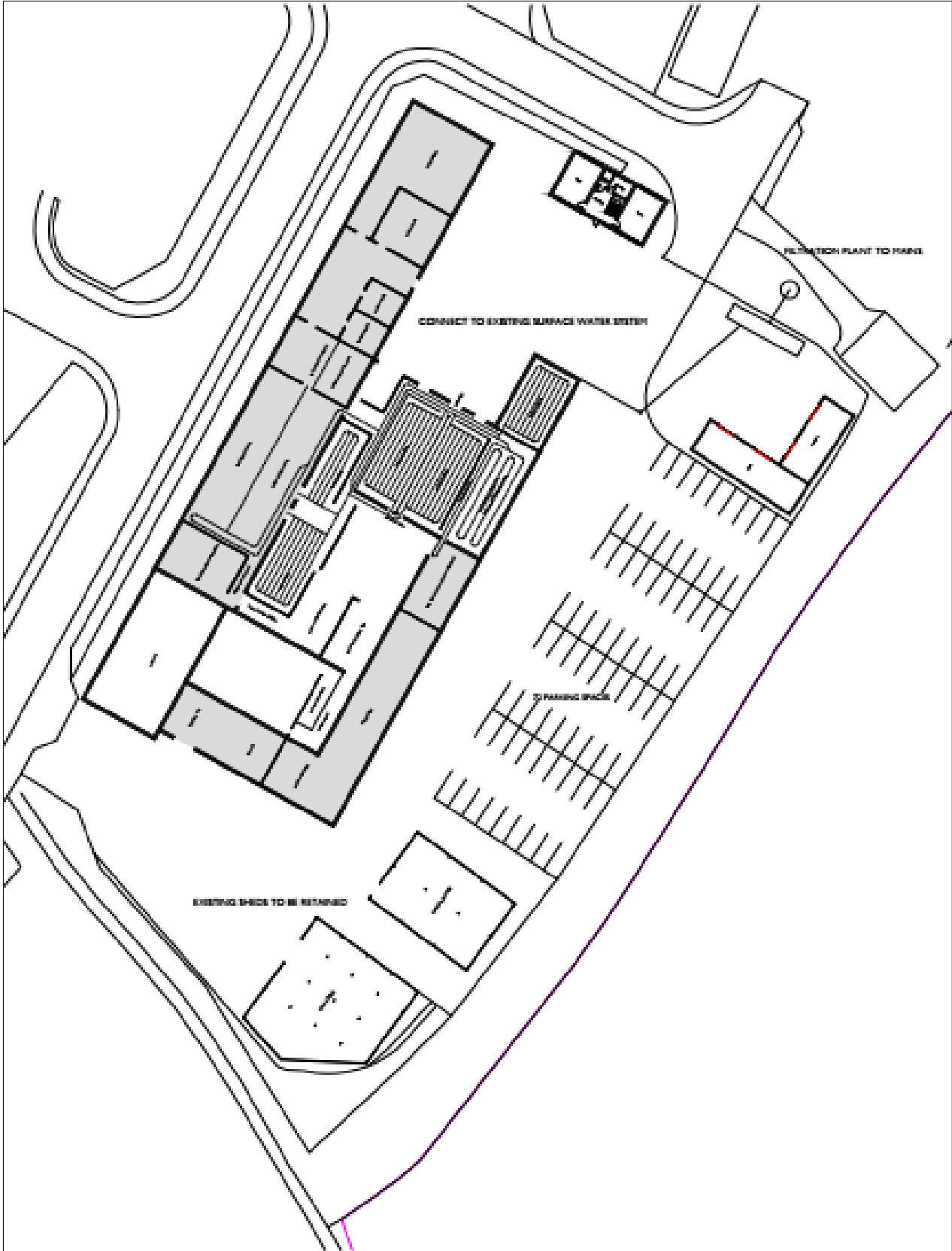
The proposed development site is the former abattoir site for Sher Halal Foods Ltd., the site and buildings have been used as a meat manufacturing facility up until its closure. The recent planning history for the site is as follows:

Planning Application Reference:	C07A/0831/14/R3
Planning Application Description:	Erect green coloured palisade fence at rear of site and renew existing fence.
Planning Decision:	Approved - 3 <sup>rd</sup> January 2008
Planning Application Reference:	C10A/0059/14/LL
Planning Application Description:	Full application to enlarge the existing abattoir, including extensions, erection of a two-storey building for offices, erection of a storage unit together with retention of the existing stock and skin sheds.
Planning Decision:	Approved – 14 <sup>th</sup> May 2010

The plans which were approved for the extensions and alterations to the existing abattoir building along with the retention of the other existing buildings on the site gave an overall building footprint area for the site of 3,935m<sup>2</sup>



APPROVED ABATTOIR ELEVATIONS – APPLICATION C10A/0059/14/LL



APPROVED ABATTOIR SITE PLAN – APPLICATION CI0A/0059/14/LL

#### 4. INITIAL PROPOSED DEVELOPMENT SCHEME

The initial proposed development scheme comprised of the following buildings and ancillary spaces:

New Office & Workshop Building – Building Footprint 1680m<sup>2</sup>

Workshop & Welding Unit - Building Footprint 363m<sup>2</sup>

Vehicle Wash Unit - Building Footprint 160m<sup>2</sup>

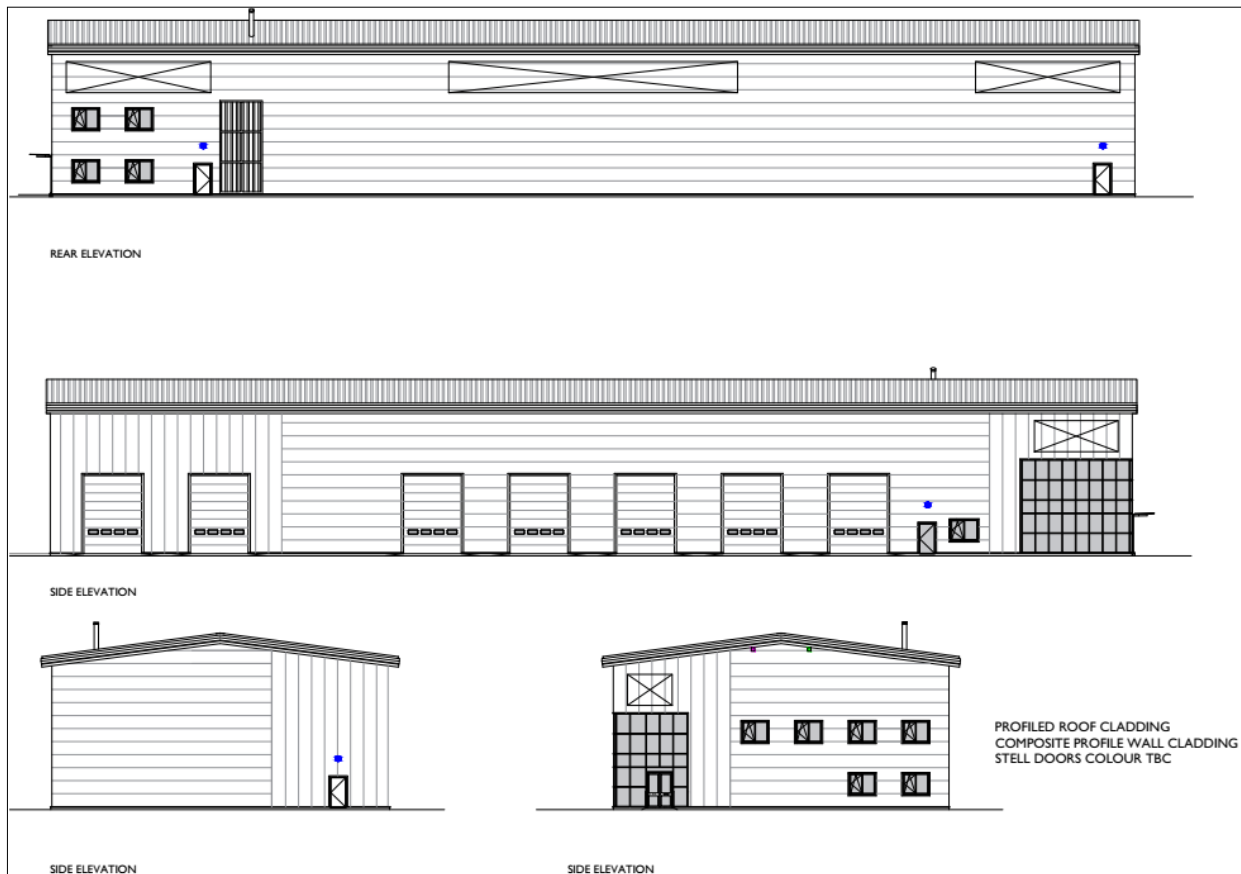
External Storage Area – 500m<sup>2</sup>

15 No. HGV Parking Bays

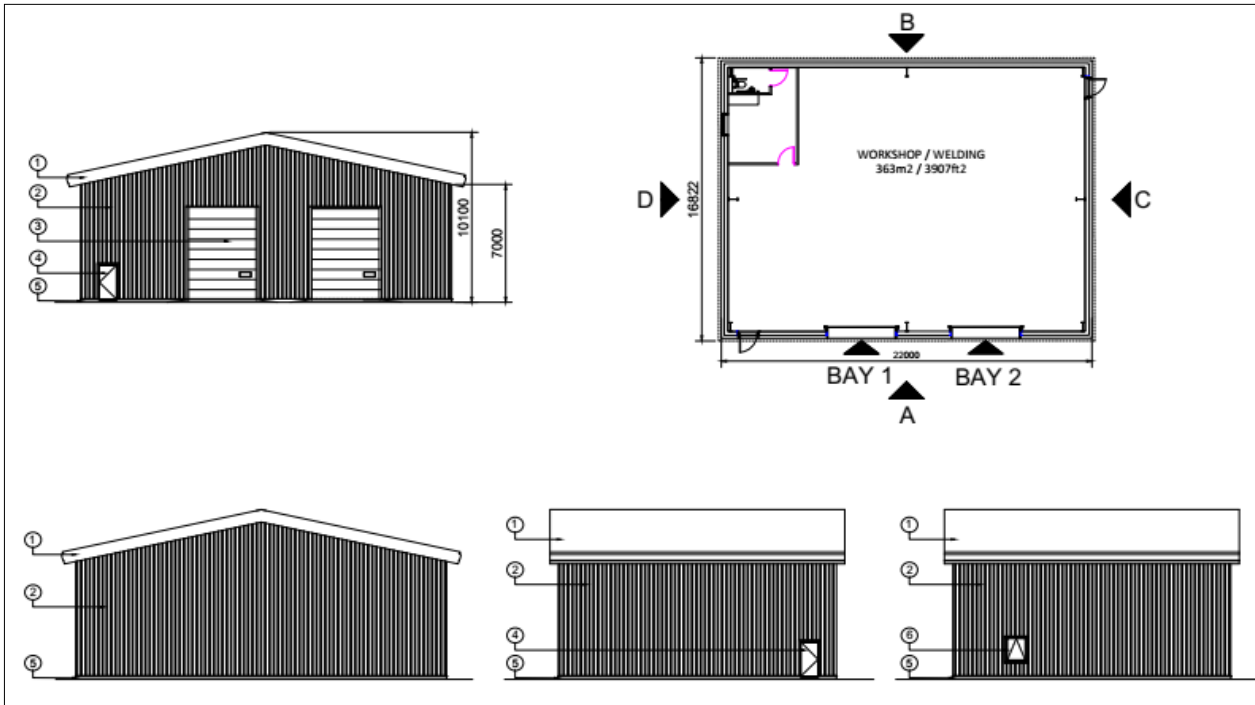
40 No. parking spaces including 3 No. disabled parking bays and 8 No. EV charging bays

Dedicated Cycle Storage

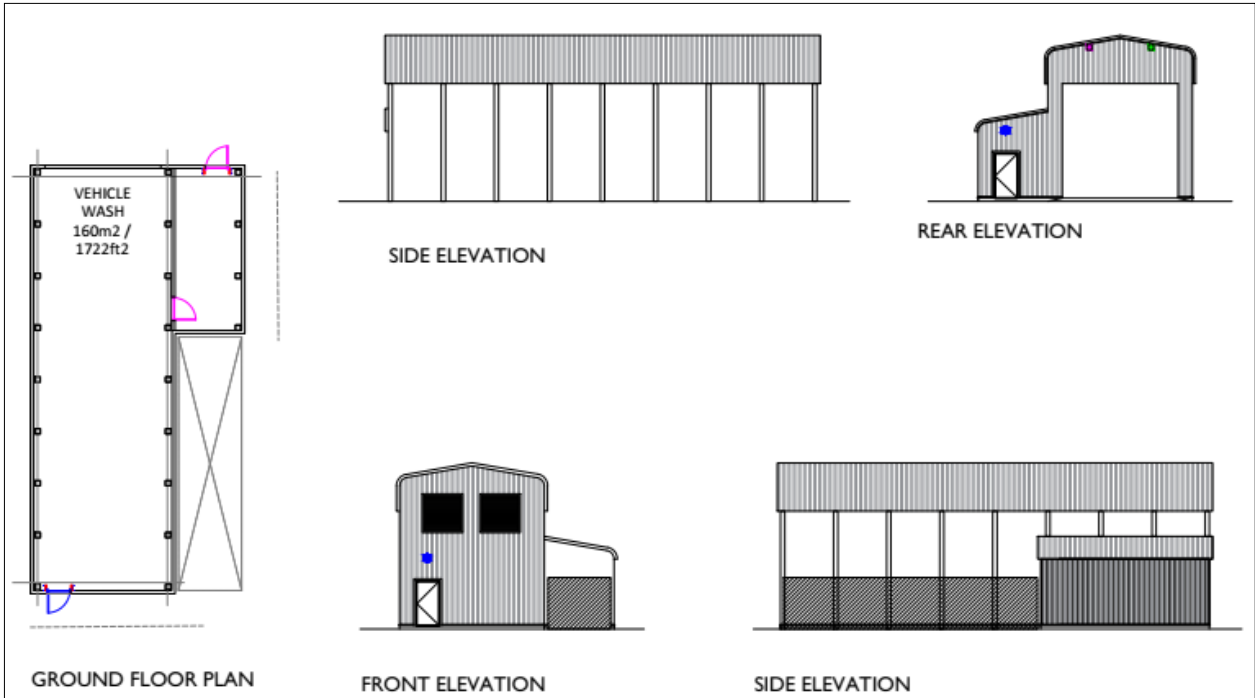
The new office and workshop building was proposed to have a building footprint of 1,680m<sup>2</sup> with an eaves height of 10.0m and a ridge height of 12.0m from the ground floor finished floor level. The new welding workshop unit was to have a building footprint of 363m<sup>2</sup> with an eaves height of 7.0m and a ridge height of 10.0m from the ground floor finished floor level. The new vehicle wash unit was to have a building footprint of 160m<sup>2</sup> with an eaves height of 5.5m and a ridge height of 7.8m from the ground floor finished floor level.



PROPOSED WORKSHOP & OFFICE BUILDING



PROPOSED WELDING WORKSHOP BUILDING



PROPOSED VEHICLE WASH BUILDING

The proposed plans were sent to Gwynedd Planning Department as a Pre-Application Advice Enquiry so that the proposal could be assessed prior to preparing and submitting the final development scheme for consideration.

## 5. PRE-APPLICATION ADVICE

Prior to the submission of the planning application associated with this development a request for Pre-Application Advice was submitted to the planning department. A copy of the planning officer's response has been included in the Appendix of this document; the main points of focus highlighted by the officer were as follows:

Class Use of Site:	Existing use as abattoir classed as 'Sui Generis', proposal acceptable in land use terms.
Visual Impact:	Concerns noted regarding size and scale of new workshop/office building and proximity to the Easten boundary of the industrial estate. Proposed landscaping encouraged to minimise impact.
Proximity:	Site considered far enough from residential properties to not affect views nor create noise nuisance due to proximity to bypass road
Highways:	Consultation necessary with WAG regarding impact of new HGV access
Welsh Language:	Welsh Language Statement required to be submitted with planning application

## 6. REVISED PROPOSED DEVELOPMENT SCHEME

In response to the above pre-application advice provided we have addressed the points raised by including the following information as part of the final planning application documents:

### VISUAL IMPACT

The officer's comments in relation to the visual impact of the proposed building have been carefully considered and the proposed office and workshop building has been amended accordingly. The proposed ridge height has been reduced to 10.0m and the eaves height has in turn been reduced to 8.0m from the ground floor finished floor level to reduce the scale and volume of the building.

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents. This appraisal has considered the visual impact of the building and has noted the suggestion of the officer that additional screening landscaping should be planted along the boundary with the Caernarfon Bypass Road embankment.

It is also important to consider that there have also been soft landscaping and extensive screening planting measures implemented as part of the Caernarfon Bypass Road development along the grass verge and banking separating the road from the development site, once mature these areas of planting will provide further additional screening for the development.



## 7. RELEVANT PLANNING POLICIES AND JUSTIFICATION FOR PROPOSED DEVELOPMENT

*As part of the pre-application advice letter a number of planning policies, design guides and technical advice notes were referred to, however the specific consultation response from the Joint Planning Policy Unit highlighted the following policies as being most relevant to the application:*

STRATEGIC POLICY PS 1:	THE WELSH LANGUAGE AND CULTURE
STRATEGIC POLICY PS 4:	SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY
STRATEGIC POLICY PS 5:	SUSTAINABLE DEVELOPMENT
STRATEGIC POLICY PS 6:	ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE
STRATEGIC POLICY PS 7:	RENEWABLE ENERGY TECHNOLOGY
STRATEGIC POLICY PS 13:	PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY
STRATEGIC POLICY PS 19:	CONSERVE AND WHERE APPROPRIATE ENHANCE THE NATURAL ENVIRONMENT
STRATEGIC POLICY PS 20:	PROTECTING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS
STRATEGIC POLICY PS 21:	WASTE MANAGEMENT
POLICY PCYFF 1:	DEVELOPMENT BOUNDARIES
POLICY PCYFF 2:	DEVELOPMENT CRITERIA
POLICY PCYFF 3:	DESIGN AND PLACE SHAPING
POLICY PCYFF 4:	DESIGN AND LANDSCAPING
POLICY PCYFF 5:	CARBON MANAGEMENT
POLICY TRA 2:	PARKING STANDARDS
POLICY TRA 4:	MANAGING TRANSPORT IMPACTS
POLICY CYF 1:	SAFEGUARDING, ALLOCATING AND RESERVING LAND AND UNITS FOR EMPLOYMENT USE
POLICY AMG 5:	LOCAL BIODIVERSITY PROTECTION

*The proposed development will be evaluated against each of the above policies in the next section of the report.*

STRATEGIC POLICY PS 1: THE WELSH LANGUAGE AND CULTURE

A Welsh Language Statement has been prepared and is to be submitted as part of the application documents, the statement describes in detail how the Welsh Language has been considered as part of the proposed development. The summary and conclusion of the statement demonstrated that the development will have an overall positive effect on the Welsh Language and the local community.

**STRATEGIC POLICY PS 4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY**

The workers and staff of the current facility of Cerbydau Masnachol Cibyn Cyf. use various means of travel to work; predominantly public transport and cars.

As the current business is intending to employ as many local people as possible it is envisaged that the majority of the workers for the new facility will either walk to site, use public transport or travel by car. Car sharing will be encouraged and the existing road and public footway network allows for safe travel by bicycle.

The local bus service stops directly in front of the site at the Cibyn Industrial Estate Bus Stop with the services running in both directions throughout the week. There are also two further stops – Isgoed Bus Stop and Glan Peris Bus Stop within easy walking distance of the development site.

**STRATEGIC POLICY PS 5: SUSTAINABLE DEVELOPMENT**

The proposal site is within the Cibyn Industrial Estate with several other businesses and local employers occupying the existing industrial units, this has been designated a Safeguarded Employment Site. The sustainability of the development is demonstrated by this being an expansion of an existing well-established business located within the same industrial estate.

The proposal is also the re-development of a previously developed industrial site, namely the Sher Hala Foods Ltd. abattoir site and building. The previous class use of the site as 'Sui Generis' would suggest that the proposed use of the site would not be contrary to policy. Cibyn Industrial Estate is also a designated Safeguarded Employment Site.

The local bus service stops directly in front of the site at the Cibyn Industrial Estate Bus Stop with the services running in both directions throughout the week. There are also two further stops – Isgoed Bus Stop and Glan Peris Bus Stop within easy walking distance of the development site.

**STRATEGIC POLICY PS 6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE**

The proposed new office and workshop buildings will benefit from having a Photovoltaic Array on the roof of the building which can be linked to private storage batteries to provide renewable energy to supplement the energy needs of the finished building.

A full Drainage Strategy has been prepared for the proposed development and is to be submitted as part of the application documents. The Drainage Strategy outlines the proposed water usage for the site and mitigation measures which can be taken to reduce the overall water consumption of the developed site. It is envisaged that the new use for the site would need dramatically less water than the previous use of the site as an abattoir.

The drainage strategy has been prepared for the development also demonstrates how the surface water for the development will be discharged in a sustainable way. The drainage strategy is included as part of the planning application documents.

The proposal is for the re-development of a previously developed industrial site, namely the Sher Hala Foods Ltd. abattoir site and building. The policy promotes the use of previously developed sites and this means that no versatile agricultural land will be lost by way of the development.

#### STRATEGIC POLICY PS 7: RENEWABLE ENERGY TECHNOLOGY

The proposed new office and workshop buildings will benefit from having a Photovoltaic Array on the roof of the building which can be linked to private storage batteries to provide renewable energy to supplement the energy needs of the finished building.

#### STRATEGIC POLICY PS 13: PROVIDING OPPORTUNITIES FOR A PROSPEROUS ECONOMY

The proposed development is for new premises to be used for Cerbydau Masnachol Cibyn Cyf. to expand the existing company located within Cibyn Industrial Estate. Apprenticeships and employment opportunities will be provided by the applicant with in-house training and advancement opportunities within the company envisaged. The existing workforce employed at the current premises may be offered other opportunities within the company as the business expands to its new premises. The applicant has discussed investigating the possibility of collaborating with local colleges and secondary education centres to find young talented individuals to work for the company.

Cerbydau Masnachol Cibyn Cyf. already employs local workers and many additional opportunities will arise from the erection of the new premises for the local community in various work sectors such as office staff, skilled workers, cleaning operatives, plant and machinery operatives and general labour. The diversity of the work on offer within the new premises will ensure that a large cross section of the community will have the opportunity to find work at the company.

#### STRATEGIC POLICY PS 19: CONSERVE AND WHERE APPROPRIATE ENHANCE THE NATURAL ENVIRONMENT

A Preliminary Ecological Appraisal and Preliminary Roost Assessment for the site has been prepared by Arbtech Consulting Ltd. and has been included with the submitted planning application documents. The mitigation measures and recommendations included within the report have been included on the proposed plans.

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents.

## STRATEGIC POLICY PS 20: PROTECTING AND WHERE APPROPRIATE ENHANCING HERITAGE ASSETS

Having researched the data contained on the interactive map on the CADW website and the location of the site within the development boundary of Caernarfon it is considered that Cibyn Industrial Estate is sufficiently far enough away from the important historical assets so that the proposed development will not have an impact on any of the local historical assets.

The proposal site is within the Cibyn Industrial Estate with several other businesses and local employers occupying the existing industrial units, this has been designated a Safeguarded Employment Site. This site is recognised as being an area within Caernarfon where it is deemed acceptable to erect industrial units.

## STRATEGIC POLICY PS 21: WASTE MANAGEMENT

The proposal is for new premises to be used as an expansion of an existing business which is located within the yard of Gwynedd Skip & Plant Hire Ltd. who are a fully managed and licensed waste disposal company. It is envisaged that the existing working relationship between both companies can continue and flourish as part of the new development.

## POLICY PCYFF 1: DEVELOPMENT BOUNDARIES

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces on land within the Cibyn Industrial Estate. The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site.

## POLICY PCYFF 2: DEVELOPMENT CRITERIA

The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site. This site is recognised as being an area within Caernarfon where it is deemed acceptable to erect industrial units.

The pre-application advice report has identified that the proposal is within an existing industrial estate and towards the far end of the estate to the opposite side of the nearest residential dwellings. The pre-app report has also identified that any noise created by the development will most likely be masked by the road noise from the adjacent trunk road.

## POLICY PCYFF 4: DESIGN AND LANDSCAPING

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents.

**POLICY PCYFF 3: DESIGN AND PLACE SHAPING**

The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site. This site is recognised as being an area within Caernarfon where it is deemed acceptable to erect industrial units.

We propose to create modern industrial buildings with insulated profiled steel cladding panels to the walls and roofs and sections of curtain wall glazing as practical and attractive design features while adding to the functionality of the proposed buildings. The new industrial buildings will be a marked improvement from the previous abattoir buildings and will improve the aesthetic of the industrial estate generally.

The existing large industrial buildings, storage containers and HGV vehicle trailers for the sites adjacent to the development site are all clearly visible from the Caernarfon Bypass Road so the visual impact of the new buildings will be negligible in comparison to the existing streetscape.

The proposed buildings are comparable in size and scale to the existing buildings surrounding the site, the proposed ridge height for the largest building on the site is 10m which is markedly lower than the 17m ridge height for The Beacon Climbing Centre building on the same estate.

The cumulative scale and mass of the proposed buildings are comparable to the abattoir buildings which were previously located on the development site.

**POLICY PCYFF 5: CARBON MANAGEMENT**

The proposed new office and workshop buildings will benefit from having a Photovoltaic Array on the roof of the building which can be linked to private storage batteries to provide renewable energy to supplement the energy needs of the finished building.

**POLICY TRA 2: PARKING STANDARDS**

There is parking provision for 40 cars and 15 HGVs included as part of the proposal, this number of parking provision conforms with the criteria of the Local Authority Highways Department guidance. There is also a secure bicycle storage area included as part of the proposal to encourage carbon free travel to work.

**POLICY TRA 4: MANAGING TRANSPORT IMPACTS**

A Construction Traffic Management Plan has been submitted as part of the planning application documents to deal with the site traffic during the construction phase of the project. Cerbydau Masnachol Cibyn Cyf. also have a transport statement for this existing premises which will be extended to include the new premises.

The previous use of the site as an abattoir would suggest that there was several staff vehicles and HGV delivery vehicles visiting the site throughout the week, the situation would be similar for the proposed use. There is ample parking provision for the HGV vehicles on the site and vehicular track movements for the HGV turning heads have been shown on the proposed site plan for the proposal submitted as part of the application documents.

**POLICY CYF 1: SAFEGUARDING, ALLOCATING AND RESERVING LAND AND UNITS FOR EMPLOYMENT USE**

The planning application is for the erection of new workshop/welding building and workshop/office buildings together with a vehicle wash unit and other ancillary spaces for Cerbydau Masnachol Cibyn Cyf to expand the existing company located within Cibyn Industrial Estate. The site is located within the development boundary of Caernarfon and is also a designated Safeguarded Employment Site.

**POLICY AMG 5: LOCAL BIODIVERSITY PROTECTION**

A Preliminary Ecological Appraisal and Preliminary Roost Assessment for the site has been prepared by Arbtech Consulting Ltd. and has been included with the submitted planning application documents. The mitigation measures and recommendations included within the report have been included on the proposed plans.

A full Visual Appraisal and Landscape Strategy for the development has been prepared by Land Studio Landscape Architects and has been submitted as part of the planning application documents.

## 8. CONCLUSION

The comments of the planning officer as outlined in the pre-application advice letter have been carefully considered and evaluated when preparing the planning application documents for the scheme proposal.

It is considered that the proposed development is not contrary to planning policy nor national planning guidance and that active measures have been included to the proposed scheme to enhance the ecological value of the site and to ensure that the development does not harm the visual landscape nor the amenities of any of the neighbouring properties nor landowners.

The existing large industrial buildings, storage containers and HGV vehicle trailers for the sites adjacent to the development site are all clearly visible from the Caernarfon Bypass Road so the visual impact of the new buildings will be negligible in comparison to the existing streetscape. This situation will also be further improved by the proposed landscaping and the existing extensive screening planting to the embankment of the bypass road.

The site is also located in an area which is accessible both by public transport by way of local bus routes as well as having excellent allocation of public footways and cycle paths which reduces the dependence on car travel to and from the proposed development.



## 9. APPENDIX