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DESIGN, ACCESS AND PLANNING STATEMENT
GRŴP LLANDRILLO-MENAI
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Design, Access and Planning Statement



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1. Introduction

- 1.1 This Design, Access and Planning Statement accompanies an application by Grŵp Llandrillo-Menai for full planning permission for change of use of building from Use Class B1 (office) to Use Class D1 (non-residential institution), alterations to existing elevations together with formation of access road, coach parking, pedestrian link paths and associated landscaping at Tŷ Menai, Parc Menai.
- 1.2 Grŵp Llandrillo-Menai (GLIM) aspire to create a lifelong learning zone and Centre of Excellence for the creative industries on Parc Menai to meet the future needs of learners and employers in north west Wales.
- 1.3 The vision involves the relocation of the Coleg Menai Bangor Campus from the existing Ffriddoedd Road and Friars site which has become outdated and in need of drastic renovation and upgrading works.
- 1.4 The project would bring together all of the existing Bangor-based Coleg Menai departments and administrative functions. It would also consolidate the Grŵp's creative industries provision, to provide a Centre of Excellence in Creative and Digital Media with courses ranging from art and music technology, to games design and TV production all available on the same site.
- 1.5 A previous application which comprised both Tŷ Menai and adjoining Llwyn Brain application was withdrawn following the grant of a Certificate of Lawful Use for the proposed use of Llwyn Brain for business use associated with GLIM's 'Busnes@LlandrilloMenai' function and GLIM's Corporate Services Department. This confirmed that the proposed use of Llwyn Brain as part of the relocation of Coleg Menai Bangor Campus to Parc Menai didn't require planning permission. Therefore although Llwyn Brain forms part of the overall relocation project, it does not form part of this planning application.
- 1.6 Following the enactment of the Planning (Wales) Act 2015 (the Act) the requirement for pre-application consultation on major development schemes was implemented. This includes on sites of 1ha or more. The site area for the proposed development exceeds the 1ha threshold and therefore requires Pre-Application Consultation to be undertaken.
- 1.7 The requirement to carry out pre-application consultation falls under Section 17 of the Act and the Town and Country Planning (Development Management Procedure)

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(Wales) Order 2012 (DMPWO) as amended by the 2016 Order. Guidance on carrying out the pre-application consultation requirements within the Act has been provided by the Welsh Government set out in Article 1 of the Town and Country Planning DMPWO (Amendment) 2016 'Guidance on Pre-application Consultation'.

- 1.8 This Design, Access and Planning Statement is issued as issued as part of a suite of documents for Pre-Application Consultation prior to the submission of a formal planning application.
- 1.9 As required by the Town and Country Planning (Development Management Procedure) (Wales) Order (Amendment) 2016 the statement aims to address the following matters;
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy or approach adopted as to access, and how policies relating to access in the development plan have been taken into account; and
 - Explain how any specific issues which might affect access to the development have been addressed.
- 1.10 The adopted development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP) 2011-2026, which was adopted on the 28th July 2017.

2. Grŵp Llandrillo-Menai and the Centre of Excellence for Digital and Creative Media

Background

- 2.1 Grŵp Llandrillo Menai was established in 2012 and currently comprises three delivery colleges (Coleg Llandrillo, Coleg Menai and Coleg Meirion Dwyfor campuses) across North Wales. The Grŵp operates across seven main campuses (Rhos-on-Sea, Bangor, Rhyl, Llangefni, Dolgellau, Pwllheli and Glynllifon) and six smaller sites (Denbigh, Abergele, Parc Menai, Caernarfon and Holyhead).
- 2.2 The group is the largest Further Education College in Wales and the 5th largest in the UK. The catchment area for the College group includes the counties of Anglesey, Gwynedd, Conwy and Denbighshire and serves a population of around 400,000 people.
- 2.3 In total, there are around 27,000 students enrolled in courses annually and the Colleges are staffed by over 2,000 employees.

Grwp Llandrillo-Menai's existing Bangor Campus

- 2.3 The present Campus facilities at Bangor were constructed and fitted-out in the 1960's/70's.
- 2.4 The current buildings are of a poor and have already significantly exceeded their original design lifespan. Given their 1960's/70's design they will require considerable ongoing capital maintenance expenditure just to remain operational.
- 2.5 It is estimated that the existing Bangor Campus would require circa £18.17m¹ of urgent maintenance in order to bring it up to present standards. However, even if the infrastructure of these present old buildings were repaired to modern standards, they would remain unappealing and unimpressive 1960's and 1970's structures, on a sloping site that is inherently problematic to make suitable for disabled learners. As a result, it would be extremely difficult to change embedded perceptions about what the

¹ This is based on an independent Estate Condition Survey conducted in 2012 by WYG which concluded that £13.6m worth of urgent maintenance would be required to bring the existing buildings up to present standard. Given the abnormally depressed state of the construction industry at that time, a conversion of those costs to 2019 market costs have been undertaken by Capita, equating to an estimate of £18.17m.

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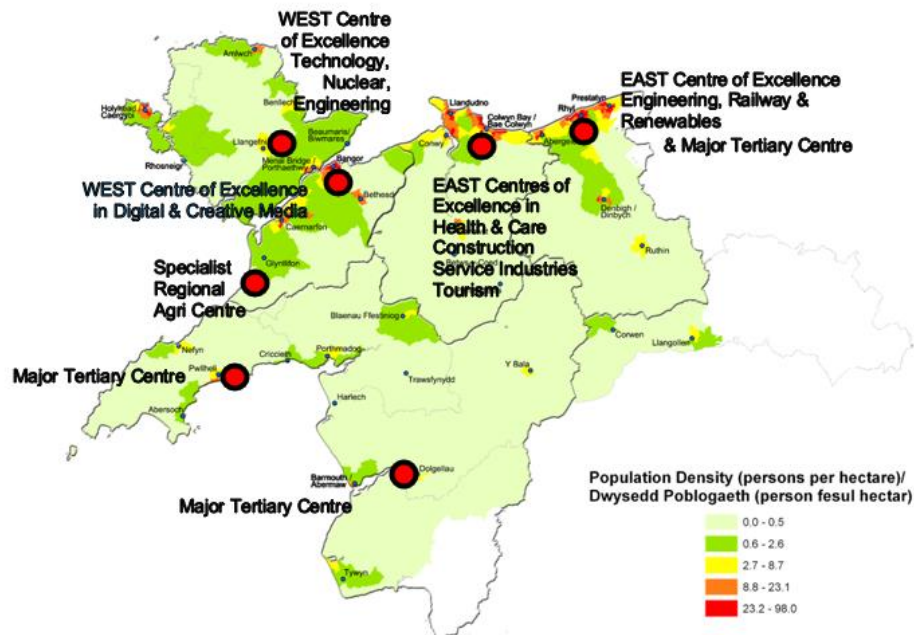
College is capable of delivering and marketing it a destination of choice for their learners.

- 2.6 The existing resources are configured across two separate sites on opposite sides of Ffriddoedd Road. In effect the busy Ffriddoedd Road runs through the middle of the overall Campus, giving rise to a number of obvious learner safety and learner safeguarding issues. The nature of the present spaces within these buildings, including the Grade II listing of the Friars buildings, mean they could not be adapted to become fit-for-purpose, in particular when set against the need to reconfigure to remove duplication and to meet modernised future skills requirements of priority industry sectors.
- 2.7 The poor condition of the existing Bangor Campus buildings means that there is an urgency to progress with a solution by 2022.
- 2.8 Grŵp Llandrillo-Menai currently delivers a portfolio of general education based on historic demand. From January 2019 engineering and technology has relocated to Llangefni into a separate strategic cluster orientated towards the Energy & Power industry. This has already reduced the overall number of students attending Bangor by about 30% (or 1,460 heads). Total numbers attending Bangor will reduce by a further 250 heads when the Bangor Gas Centre moves into a new building currently under construction at Llangefni Campus, during Summer 2020.
- 2.9 That separate consolidation has reduced duplication across the Grŵp Llandrillo-Menai campuses and is strategically aimed to maximise the potential for local learners to benefit from the large number of job opportunities expected to arise from engineering projects in North Wales.

Grŵp-wide reconfiguration to meet the demands

- 2.10 GLIM has developed a Grŵp-wide 10-year Estate Strategy 2016-2026 and related capital development programme, carefully thought-through and consulted with key partners. This ensures that each individual campus and each proposed development project are driven from, and aligned with, this overall strategic approach. Figure 2.1 shows the main campuses with the intended strategic training specialisms.

Figure 2.1 Plan showing GLIM's geographical area of operation, main campuses with intended strategic training specialisms



2.11 The wider strategy to develop strategic clusters across its sites include:

- Energy and power industry at Llangefni;
- Creative and digital media at Bangor; and
- Service industries at Rhos on Sea.

2.12 Re-configuration of learning to develop these strategic clusters is already partly underway. An overview of the strategic clusters at these sites, and configuration already undertaken and proposed contributes towards these.

Llangefni campus – Energy and power industry

- Development of a Construction Centre (2009)
- Development of an outdoor Heavy Plant Training Centre (2012)
- Establishment of an Apprentice Training Agency (ATA) Company
- Development of a purpose-built facility to host MAGNOX UK's Learning and Development Team (2012)
- Construction of a Basic Skills Academy (2015/16)
- Construction of an Engineering Centre – Canolfan Sgiliau Technoleg Menai (Canolfan STeM), which formed part of a hybrid application for residential development of 153 dwellings and hotel on the Coleg Menai Llangefni Campus.

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- Canolfan STeM saw 1,460 engineering and technology learners relocated from the Bangor Campus to Llangefni in January 2019.
- In 2018, planning permission was granted for the development of a North West Wales Centre for Infrastructure Skills Training (CIST) capable of delivering a range of construction worker and site/plant operative skills and certifications, which has now been completed. This saw 250 learners relocated from the Bangor Gas Centre.

2.13 The in-depth review of GLIM's provision across the Arfon district of Gwynedd and Anglesey also concluded that:

- Bangor based A-Level provision should be relocated to Coleg Menai's Llangefni Campus given the obvious synergy possible between Science & Mathematics A-Levels and the new state of the art Engineering (Canolfan STeM) Centre of Excellence at Llangefni.
- Centralising the North-Western provision of staff supporting Work Based Learning and Apprenticeship at Parc Menai, Bangor would release the Link Menai building at Coleg Menai's Llangefni Campus, therefore making it possible for its conversion to five A-Level classrooms. This together with the conversion of the former Horizon Nuclear Power zone within the Canolfan STeM Engineering Centre, to house the requisite four Science Laboratories, enables the co-location of A-Level provision from Bangor to Llangefni.
- Relocation of Sports & Public Services provision from Bangor to Llangefni to maximise the potential for enrichment for other GLIM learners (there is synergy between the learners attending the engineering centre and utilising sports provision), and to enable a secondary potential for community utilisation, subject to financial viability of such a feature. Pre-application discussions in relation to this proposal have been undertaken with the Isle of Anglesey County Council and GLIM are in the process of preparing a planning application to be submitted later this Summer.

Bangor campus – Creative and digital media

2.14 The reconfiguration of the Bangor Campus is less advanced as it forms part of this planning application. However, GLIM already have 209 performing arts, design and music technology learners at the existing campus at Parc Menai. The intention would be to bring together the Creative and Digital Media delivery onto one western campus, forming sufficient critical mass for a Centre of Excellence. As part of this the intention would be to centralising the North-Western provision of staff supporting Work Based

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Learning and Apprenticeship in the form of 'Busnes@LlandrilloMenai' along with GLIM's Corporate Services at Llwyn Brain, Parc Menai, Bangor.

- i. The proposals subject to this planning application would consolidate the teaching of creative and service industries (hair and beauty) along with ESOL and lifelong learning, learner services such as library in Tŷ Menai. This would result in relocating around 200 Creative and Digital industry learners from Llangefni to Bangor.

2.15 This would:

- remove duplication across the Grŵp in the delivery of higher-level service industry; curriculum, where a recognised Centre of Excellence already exists at Rhos-on-Sea.
- improve teaching specialisation and expertise, leading to higher quality and more consistent delivery; and
- enable learners to progress through a coherent pyramid across Grŵp Llandrillo-Menai into true Centres of Excellence in each field of study.

Rhos on Sea campus – service industries

2.16 The Rhos on Sea campus has already been established as a Centre of Excellence for the service industries, delivering level 3, 4, and 5 Service Industries technical and vocational qualifications.

3. The site and context

The site

- 3.1 The application site lies within the western part of the Parc Menai business park which is strategically located adjacent to the junction of the A487 and junction 9 of the A55, approximately three miles west of Bangor city centre. Parc Menai is a Primary Employment Site as identified in the adopted Anglesey and Gwynedd JLDP and has the status as a Strategic Sub Regional Site (Secondary), being allocated for B1 use classes.
- 3.2 The application site includes the building of Tŷ Menai located along Ffordd Penlan to the west of Ffordd y Parc which is the main road which leads through Parc Menai. The site also includes the associated external areas which would provide associated car parking. The application site includes an area of land directly to the north of Ffordd Penlan to enable to construction of an access road for coach parking and drop-off.
- 3.3 The extent of the application site is identified in Figure 3.1.

Figure 3.1 Plan identifying extent of application site in red



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- 3.4 Tŷ Menai is a large two storey building which was constructed in 2006 as part of the Technium programme undertaken by Welsh Government. The building was intended to provide a centre for advanced software technology whereby high-tech companies would cluster together. The development was undertaken with support from Bangor University who had an aim to drive the development of new start-up companies in the software sector.
- 3.5 The building, which is set within a mature landscaped setting, incorporates a double height glazed entrance/reception giving access to a range of office suites at both ground and first floor. The property incorporates a bespoke lecture theatre, a restaurant/café and extensive plant rooms. The floorspace of the building is 7,160sqm.
- 3.6 The single storey purpose-built office building of Llwyn Brian with associated annexe and generator building lie directly to the east of the application site. This is owned by GLIM and will be accommodate GLIM's Corporate Services, Work Based Learning/ 'Busnes@LlandrilloMenai' and Apprenticeships.
- 3.7 A total of 274 car parking spaces plus 10 disabled parking spaces (see Figure 5.1 of Transport Assessment for breakdown) are provided on site which serves both Tŷ Menai and Llwyn Brain buildings, both of which would be occupied by GLIM.

Neighbouring land

- 3.8 Land directly to the north of the application site is greenfield, undeveloped land with a belt of dense trees along the eastern part of the northern boundary. Dense areas of trees are also located directly to the west and south-east of the application site, where a pond is also located. The trees surrounding the site are protected by Tree Preservation Order and form part of the Parc Menai Woodlands Regional Wildlife Site. The western part of the site lies within a Special Landscape Area (Faenol Estate).
- 3.9 The Faenol Historic Park and Garden lies adjacent to the site towards the west. There are numerous listed buildings located at the Faenol Estate to the south-west of the site. The site also lies within the Dinorwig Landscape of Outstanding Historic Interest.
- 3.10 Ffordd y Plas runs directly along the southern boundary of the site, providing access from Parc Menai to the Faenol Estate.
- 3.11 Ffordd y Parc, which is the main road serving Parc Menai, runs along the eastern boundary of the site, with office accommodation provided in units further east.

3.12 Coleg Menai currently has a campus at Parc Menai, located centrally within the business park with access along Ffordd y Llyn. The campus is home to the college's long-established Art and Design department and offers a range of courses.

Planning history

3.13 A planning application for a similar development was submitted in 2019 (C19/0716/25/LL) and comprised both Tŷ Menai and adjoining Llwyn Brain.

3.14 The original application was expected to be reported to planning committee in July 2019 with a recommendation for refusal on four grounds. The applicant requested that the application was deferred and the application was never heard at planning committee.

3.15 The four reasons for refusal were that the proposal was:

- contrary to the requirements of policy ISA 3 in relation to the sequential test to be adopted when determining locations for further or higher educational developments;
- contrary to the requirements of policy PS13 and PCYF1 in relation to the safeguarding of employment sites;
- contrary to the requirements of policy PCYF 5 and that proposals to release land on existing employment sites safeguarded for Use Classes B1, B2 or B8 in accordance with Policy PCYF1 for alternative uses will be granted only in special circumstances; and
- contrary to policy PS4, TRA 1, TRA 2 and TRA 4 as the LPA is not convinced that the site is sustainable for all modes of transport and that the bus parking facilities do not comply with statutory requirements.

3.16 The application was withdrawn following the grant of a Certificate of Lawful Use for the proposed use of Llwyn Brain for business use associated with GLIM's 'Busnes@LlandrilloMenai' function and GLIM's Corporate Services Department. This confirmed that the proposed use of Llwyn Brain as part of the relocation of Coleg Menai Bangor Campus to Parc Menai didn't require planning permission.

3.17 Due to the extent of changes to the original planning application, it was decided to withdraw that application and re-submit a revised application to accurately reflect the revised proposal.

4. The proposed development

Use

- 4.1 The proposal seeks full planning permission for the change of use of the Tŷ Menai building from Use Class B1 (office) to Use Class D1 (non-residential institution), together with formation of access road, coach parking, pedestrian link paths and associated landscaping at Tŷ Menai, Parc Menai.
- 4.2 The vision involves the relocation of the Coleg Menai Bangor Campus from the existing Ffriddoedd Road and Friars site which has become outdated and in need of drastic renovation and upgrading works.
- 4.3 The overarching aim of this project is to create a fit for purpose Grŵp Llandrillo-Menai Further Education Campus to serve the wider Arfon District of Gwynedd county.
- 4.4 The project would bring together all of the existing Bangor-based Coleg Menai departments and administrative functions. It would also consolidate the Grŵp's creative industries provision, to create a Centre of Excellence for Creative and Digital Media with courses ranging from art and music technology, to games design and TV production all available on the same site.

Amount, scale and appearance

- 4.5 Tŷ Menai is currently use class B1 (office) and the proposal would entail the change of use of the building, comprising 7,146sqm of floorspace to be used as use class D1 (non-residential institution).
- 4.6 Minor external physical changes are proposed to the building and these comprise of:
 - replace external metal plantroom/store room doors with new glazed windows (same size as the existing door openings);
 - replace existing sliding glass doors with hinged/swing double glazed doors (to form compliant fire escapes from the dining area);
 - introduce a new metal plantroom door to the 'fibre-speed node' room that serves Parc Menai;
 - introduce new double glazed fire escape doors; and
 - introduce new double glazed windows to rooms that are currently store rooms.

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- 4.7 As the proposal would see the consolidation of teaching of creative and digital studies with 200 learners being relocated from Llangefni to Bangor, a total of 521 learners would be enrolled in relation to the Bangor Campus at Tŷ Menai.
- 4.8 As GLIM are a Further Education provider, full operation of the site as a college would only be realised during term times, approximately 35 weeks of the year, with significantly reduced site use outside of term times and during summer months. GLIM intend to start teaching days at 09:15 and end at 16:15. This is proposed following previous discussions with the Local Highway Authority in order to avoid vehicular movements associated with the college coinciding with peak morning and evening traffic at Parc Menai.
- 4.9 Table 4.1 sets out the proposed opening hours of the campus at Tŷ Menai.

Table 4.1 Proposed opening hours of Tŷ Menai

	PROPOSED OPENING HOURS OF NEW CAMPUS		
	Normal Teaching Hours	Evening Classes	Site Open to Staff & Caretakers
Monday	09:15 to 16:15	17:30 to 21:00	07:30 to 21:00
Tuesday	09:15 to 16:15	17:30 to 21:00	07:30 to 21:00
Wednesday	09:15 to 16:15	17:30 to 21:00	07:30 to 21:00
Thursday	09:15 to 16:15	17:30 to 21:00	07:30 to 21:00
Friday	09:15 to 16:15	17:30 to 20:00	07:30 to 20:00
Saturday		09:00 to 17:00	08:00 to 18:00

- 4.10 The normal teaching hours noted in Table 4.1 are the periods of time when learner numbers at the site are at their maximum of 521. During the much quieter early and later times, only site staff would be present (only a few tens of individuals).

Layout and access

- 4.11 The internal layout of the building would be reconfigured by sub-divisions or expansions of existing rooms to accommodate the educational facilities required by GLIM, with parts of the building zones for different elements of teaching. The proposed layout plans identify that Tŷ Menai would accommodate zoned floorspace for the following:
- creative industries – media hall with audience seating, drama/acting studio, dressing rooms, performance studios, digital and creative media IT rooms, music/TV studio, music rehearsal, live and recording studios, Radio Menai production suite, music iMac suites, VR studio and associated rooms.

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- Service industries – hairdressing and beauty training salons, training kitchen/restaurant, canteen kitchen and dining space and computer rooms.
 - Corporate services – exam rooms to double up as teaching rooms.
 - ESOL and lifelong learning – teaching rooms.
 - Learner services – campus library, learner services open space and associated office space.
 - Principal – Principal’s office and PA office along with two meeting rooms.
 - Staff workrooms – staff work rooms for creative industries.
- 4.12 Currently there is provision for 274 car parking spaces plus 10 disabled and five mini bus parking spaces (see Figure 5.1 of Transport Assessment for breakdown) to serve both Tŷ Menai and the neighbouring Llwyn Brain office building which would also be accommodated by GLIM. There is no change proposed to this provision, except for the provision of a new access road to the north of the site, connection with two existing roads to provide a circular route for coach/bus drop-off/pick-up. A turning head which forms part of the adopted highway is proposed to be removed, with the adopted highway being stopped up in this location.
- 4.13 There is currently no designated pedestrian route between Tŷ Menai and Llwyn Brain, although there is a natural direct route which has been used informally through a landscaped area. The proposal includes the formalisation of this route to provide a pedestrian path and a direct link between both buildings.
- 4.14 A pedestrian link is also proposed from Llwyn Brain to link up with an existing pedestrian path to the north of Ffordd Penlan. This will link up with the proposed coach drop-off/pick-up area and Ffordd y Parc where there is a bus stop nearby. It is proposed to improve and extend the footpath to provide a safe off-road walkway between the campus and the bus stop at Ffordd y Parc.
- 4.15 Improvements are proposed to the existing bus stop by way of providing a hardstanding waiting area with two bus shelters to be installed. These have previously been discussed with the Highways Authority during the previous application. Roadside anti-opportunistic parking bollards and double yellow lines are proposed to the south of the access junction from Ffordd y Parc in order to safeguard junction sightlines.

Landscaping

- 4.16 As the proposal relates to the change of use of an existing building with only limited external works, no landscaping is proposed as the site is already landscaped.

5. Policy context

5.1 National and local planning policy guidance considered relevant to the principle of this development is set out in this section.

National planning policy and guidance

5.2 The proposal relates to a change of use of office to educational provision relevant national planning policy is set out in:

- Planning Policy Wales (PPW) Edition 10, (2018);
- Technical Advice Note (TAN) 12 ‘Design’ (2016);
- Technical Advice Note (TAN) 18 ‘Transport’ (2007);
- Technical Advice Note (TAN) 23: Economic Development (2014); and
- Technical Advice Note (TAN) 24: ‘The Historic Environment’ (2017).

5.3 Relevant national planning policies are listed in table 5.1.

Table 5.1 Summary of national planning policy and guidance

Policy	Summary of policy
PPW Chapter 3 – Strategic and Spatial choices	<p>Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working.</p> <p>When considering active and social linkages, PPW advises that policies will “enable sustainable access to housing, employment, shopping, education...”.</p>
	<p>Sequential test</p> <p>Paragraph 4.3.18 advises that “The Welsh Government operates a ‘town centres first’ policy in relation to the location of new retail and commercial centre development. In implementing this policy, planning authorities should adopt a sequential approach to the selection of new sites in their development plan and when determining planning applications for retail and other complementary uses.”</p> <p>... The sequential approach applies to retail and all other uses complementary to retail and commercial centres. Other complementary uses include, for example, ... educational and other non-residential establishments (D1)... However, some education, healthcare and community uses may have specific accessibility requirements which mean</p>

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	<p><i>they need to be located close to the communities they serve. Planning authorities should be flexible in their approach where it is necessary. The nature of a proposed use is likely to determine what type of centre (i.e. higher or lower order centre) is most appropriate as a starting point for the sequential approach process.”</i></p>
<p>PPW Chapter 5 – Productive and Enterprising Places</p>	<p>One of the key issues in this theme include supporting and enabling training, education, infrastructure, construction and manufacturing capacity to support progress towards a circular economy.</p> <p>Section 5.4 relates to economic development and for planning purposes the Welsh Government defines economic development as the development of land and buildings for activities that generate sustainable long term prosperity, jobs and incomes.</p> <p>This chapter advises regarding steering economic development to the most appropriate locations. It advises that It is important that planning authorities are aware not only of the economic needs of their own areas but also of the surrounding region. Effective planning for the economy requires planning authorities to work strategically and co-operatively directing development and investment to the most efficient and most sustainable locations, regardless of which local authority area they are in.</p> <p>It goes on to identify that economic clustering typically occurs when businesses from the same or similar industry, or with a common interest, choose to locate in close proximity for mutual benefit. Businesses can benefit from shared facilities, infrastructure, local pools of skilled and qualified labour, common supply chains and links to higher education.</p> <p>Effective planning for the economy requires planning authorities to work strategically and co-operatively directing development and investment to the most efficient and most sustainable locations, regardless of which local authority area they are in.</p> <p>Strategic employment sites should be identified at a regional scale by agreement amongst local authorities on which sites best serve the area as a whole. Careful consideration should be given to the attributes of strategic employment sites to ensure that they have unique selling points and provide a differentiated offer across the region.</p>
<p>TAN 12 Design</p>	<p>The guidance in TAN 12 has been considered in formulating the proposal and in reporting on the design and access issues. The Welsh Government is strongly committed to achieving the delivery of good design in the built and natural environment which is fit for purpose and delivers environmental sustainability, economic development and social inclusion, at every scale throughout Wales. Paragraph 5.5.1 of TAN 12 identifies that an understanding of landscape and townscape quality, including its historic character, is fundamental to the design process.</p> <p>The relationship between all elements of the natural and built environment. To create sustainable development, design must go beyond aesthetics and include the social, environmental and economic aspects of the development, including its construction, operation and management, and its relationship to its surroundings.</p>

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	<p>Good design is also inclusive design. The principles of inclusive design are that it places people at the heart of the design process, acknowledges diversity and difference, offers choice where a single design solution cannot accommodate all users, provides for flexibility in use, and, provides buildings and environments that are convenient and enjoyable to use for everyone.</p>
<p>TAN 18 Transport</p>	<p>TAN 18 has also been taken into consideration. The main aim of TAN 18 is ensuring that new development is located where there is, or will be, good access by public transport, walking and cycling thereby minimising the need for travel and fostering social inclusion.</p> <p>Paragraph 2.4 of TAN identifies that the inter-relationship between land use planning and transport is complex and varied. The development of land is dependant, in part, upon transport infrastructure and services to function efficiently. By influencing the location, scale, density and mix of land uses and new development, land use planning can help reduce the need to travel and length of journeys, whilst making it easier for people to walk, cycle or use public transport.</p> <p>TAN 18 also considers people with disabilities. TAN 18 identifies that it is important to consider their needs in terms of parking, in particular ensuring that adequate numbers of suitably designed parking spaces are provided in appropriate locations.</p>
<p>TAN 23 Economic Development</p>	<p>TAN 23 provides guidance on matters relating to economic development and recognises the diverse range of employment uses that are present in the economy in Wales.</p> <p>The economic benefits associated with development may be geographically spread out far beyond the area where the development is located. As a consequence, it is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development.</p> <p>Local planning authorities should recognise market signals and have regard to the need to guide economic development to the most appropriate locations, rather than prevent or discourage such development.</p> <p>When considering the weighing of economic benefit in the overall planning balance, TAN 23 advises that it should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability.</p> <p>Section 4.6 relates to existing Employment Sites and paragraph 4.6.8 states that;</p> <p><i>'The traditional employment uses tend to generate lower land values than many other land uses, especially housing and retail, consequently, any land lost to these uses is generally difficult to replace. Planning authorities should avoid releasing for other uses sites where there is strong evidence of likely future need for B1-B8. In some areas, older, lower-cost employment areas may be required, especially for small and new firms who cannot afford newer and more prestigious accommodation. The loss of such areas may cause harm to local economies and should be avoided.'</i></p>

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	<p>Paragraph 4.6.9 of TAN 23 advises that:</p> <p><i>‘Existing employment sites should only be released for other uses if one or more of the following apply:</i></p> <ul style="list-style-type: none"> • <i>they have poor prospects of being re-occupied for their previous use;</i> • <i>the particular market that the site is part of is oversupplied;</i> • <i>the existing employment use has unacceptable adverse impacts on amenity or the environment;</i> • <i>the proposed redevelopment does not compromise unduly neighbouring employment sites that are to be retained;</i> • <i>other priorities, such as housing need, override more narrowly focussed economic considerations; and/or</i> • <i>land of equal or better quality is made available elsewhere, even if this is not within the local planning authority boundary’.</i> <p>An assessment of the proposal’s compliance with the guidance set out in TAN 23 is provided in section 6.</p>
TAN 24: The Historic Environment	<p>TAN 24 provides guidance on how the planning system considers the historic environment during development plan preparation and decision making on planning and Listed Building applications. This TAN provides specific guidance on how the following aspects of the historic environment should be considered: World Heritage Sites; Scheduled monuments; Archaeological remains; Listed buildings; Conservation areas; Historic parks and gardens; Historic landscapes; and, Historic assets of special local interest.</p>

Local planning policy and guidance

- 5.4 The development plan consists of the Anglesey and Gwynedd Joint Local Development Plan (JLDP). The JLDP establishes a policy framework and makes provision for the development needs of the counties of Anglesey and Gwynedd for the period from 2011 to 2026.
- 5.5 Table 5.2 provides a summary of local planning policy which is of relevance to the proposed development.

Table 5.2 Summary of local planning policy and guidance

Policy	Summary of policy
Vision and strategic objectives	<p>The JLDP sets out a Vision which, in summary, is as follows:</p> <p>“By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit.”</p>
Safe, healthy, distinctive and vibrant communities	

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<p>Policy ISA 3: Further and higher education development</p>	<p>The JLDP acknowledges that Coleg Llandrillo Menai (amongst others) have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment to local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.</p> <p>Proposals for new facilities or extensions to existing buildings for academic and support purposes or for ancillary social, cultural or leisure activities at a further or higher education site will be granted subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings.</p> <p>The sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:</p> <ol style="list-style-type: none"> 1. Firstly, on existing further or higher education sites; or 2. Secondly, on sites which have a close association with an existing campus. Education and training facilities or similar establishments that improve the training and skill base and encourage knowledge based businesses or specialist businesses that are not connected with an existing higher education establishment will be located: 3. Within or adjoining development boundaries, or 4. On safeguarded or allocated employment sites, or 5. In exceptional circumstances, the site is closely related to an existing or consented business site that is well-linked and enables staff and students to reach the site without using private cars. <p>Paragraph 6.1.23 of the JLDP advises that proposals to re-use previously developed land or buildings on existing further / higher education sites will be favoured over proposals for development on greenfield sites. Whilst the principle of adapting buildings for re-use is supported, not all buildings will be suitable for this. It is expected that the building in question will be suitable for its new use in terms of its form and location.</p>
<p>Strategic Policy PS 1: Welsh Language and Culture</p>	<p>The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by requiring a Welsh Language Statement, which will protect, promote and enhance the Welsh language, where the proposed development falls into one of the following categories:</p> <ol style="list-style-type: none"> a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.

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	<p>The proposed development doesn't fall into either of these categories.</p> <p>The policy also requires a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh language, where the proposed development is on an unexpected windfall site for a large scale housing development or large scale employment development that would lead to a significant workforce flow.</p> <p>The proposed development is not considered to fall into either category and therefore does not require a Welsh Language Impact Assessment.</p> <p>The policy goes on to state that it will refuse proposals which would cause significant harm to the character and language balance of a community that cannot be avoided or suitably mitigated by appropriate planning mechanisms.</p> <p>In addition, the policy requires a bilingual Signage Scheme to deal with all operational signage in the public domain that are proposed in a planning application by public bodies and by commercial and business companies.</p>
Economy and regeneration	
Strategic Policy PS 13: Providing opportunity for a flourishing economy	<p>Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth in accordance with the spatial strategy. This includes the allocation land for employment and business purposes that would require or benefit from business or industrial park type locations in relation to B1, B2, B8 and some sui generis uses during the Plan period within sites which have been included in the employment land hierarchy and allocated on the proposals map (in accordance with Policy CYF 1).</p>
Policy CYF 1: Safeguarding, allocating and reserving land and units for employment use	<p>Land and units on existing employment sites listed below are safeguarded for employment/ business enterprises and are shown on the Proposals Map.</p>
Policy CYF 5: Alternative uses of existing employment sites	<p>Policy CYF5 states that proposals to release land on existing employment sites safeguarded for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to one or more of the following criteria:</p> <ol style="list-style-type: none"> 1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site, or 2. There is an over provision of employment sites within the vicinity, or

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	<ol style="list-style-type: none"> 3. The current employment use is having a detrimental effect on amenity and the environment, or 4. The proposal would not have a detrimental effect on employment uses at adjacent sites, or 5. There is no other suitable alternative site for the proposed use, or 6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.
Sustainable living	
<p>Policy PS 5: Sustainable development</p>	<p>Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development.</p> <p>The following specifically relate to this agricultural development:</p> <p>Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;</p> <ol style="list-style-type: none"> 2. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 17, PS 13 and PS 14; 4. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1; 6. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19; 7. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality; 8. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes;... <p>Proposals should where appropriate:</p> <p>...10. Promote a varied and responsive local economy that encourages investment and that will support Centres, Villages and rural areas;</p> <ol style="list-style-type: none"> 11. Support the local economy and businesses by providing opportunities for lifelong learning and skills development; 12. Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4; 13. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime.
<p>PS 5: Sustainable development</p>	<p>Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development, of which 13 criteria is listed.</p>

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<p>Policy PCYFF 2: Development Criteria</p>	<p>A proposal should demonstrate its compliance with:</p> <ol style="list-style-type: none"> 1. Relevant policies in the Plan; 2. National planning policy and guidance. <p>Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance; and land allocated for other development/uses.</p>
<p>Policy PCYFF 3: Design and Place Shaping</p>	<p>All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. Proposals will only be permitted provided they conform to all of the listed criteria.</p>
<p>Policy PCYFF 4: Design and Landscaping</p>	<p>All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.</p>
<p>Natural and built environment</p>	
<p>Policy AMG3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character</p>	<p>Policy AMG3 states that proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development. A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects.</p>
<p>Policy PS20: Preserving and where appropriate enhancing heritage assets</p>	<p>Policy PS20 sets out that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance heritage assets, their setting and significant views into and out of the building/area will be granted.</p>
<p>Sustainable transport, development and accessibility</p>	
<p>Strategic policy PS4 'sustainable transport, development and accessibility'</p>	<p>Development will be located so as to minimise the need to travel. The Councils will support improvements that maximise accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.</p> <p>The Council will endeavour to improve accessibility and seek to change travel behaviour.</p> <p>The Councils will also require appropriate transport infrastructure elements to be delivered as part of major infrastructure development schemes either in kind or through section 106 obligations.</p>

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Policy TRA 2 'Parking Standards'	<p>Parking provision for all modes of transport should be in accordance with the Councils' Parking Standards.</p> <p>In exceptional circumstances, proposals may be granted if it can be demonstrated that parking requirement can be satisfactorily met off-site, either by direct provision or, exceptionally, through payment of commuted sums.</p>
Policy TRA 4 'Managing Transport Impacts'	<p>Where appropriate, proposals should be planned and designed in a manner that promotes the most sustainable modes of transport having regard to a hierarchy of users.</p> <p>Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused. The degree of unacceptable harm will be determined by the local authority on a case by case basis.</p>

6. Main considerations

Principle of development

Education

- 6.1 The proposal relates to the change of use of a building from use class B1 (office) to D1 (non-residential institution) at Parc Menai accommodate the relocation of GLIM's existing Bangor campus, which would provide a Centre of Excellence for digital and creative media. The principle of developing further and higher educational facilities is guided by planning policy ISA 3: Further and higher education development, of the JLDP.
- 6.2 The JLDP acknowledges that GLIM (amongst others) have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment to local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.
- 6.3 Policy ISA 3 of the JLDP advises that such development will be granted subject to considerations of scale, location, design, amenity and transportation, all of which are considered in turn below.
- 6.4 Policy ISA 3 acknowledges that when considering location, a sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:
1. Firstly, on existing further or higher education sites; or
 2. Secondly, on sites which have a close association with an existing campus.
- 6.5 The application is accompanied by a Sequential Test which presents an assessment of the following existing further or higher education sites against the applicant's requirement (which are set out in detail in Section 6, para. 6.2 of the Sequential Assessment):
- Existing GLIM Campus at Ffriddoedd Road/Friars, Bangor
 - Option 1: refurbish and make the existing buildings fit-for-purpose

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- Option 2: Demolish existing Ffriddoedd Road site and redevelop
- Option 3: Demolish part of the existing Friars site and redevelop
- Hillgrove School, Ffriddoedd Road, Bangor
- Coleg Normal site, Holyhead Road, Bangor
- Other Bangor University sites

6.6 A summary of the assessment for each of these sites is presented below:

Existing GLIM Campus at Ffriddoedd Road/Friars, Bangor

6.7 Three options for the use of the existing GLIM Bangor Campus:

Option 1: refurbish and make the existing buildings fit-for-purpose

6.8 The significant cost required to make the buildings fit-for-purpose at over £30M make this option economically unviable, which could adversely affect reduced investment by GLIM in their other Campus sites, and failing to meet GLIM's overall aim of creating a Centre of Excellence for creative and digital media.

6.9 There are additional constraints such as the site slope failing to be DDA compliant, the listed status of the Friars building constraining the extent of future development and the location of the railway tunnel running directly under the site.

Option 2: Demolish existing Ffriddoedd Road site and redevelop

6.10 The significant cost of demolishing the existing buildings and developing a new-build campus at a cost of over £42M would be an unviable option for GLIM, in addition to the other constraints set out above.

Option 3: Demolish part of the existing Friars site and redevelop

6.11 The existing Friars buildings are too small to accommodate the required floorspace without including additional land owned by GLIM, which is also allocated for residential development (T2) in the JLDP. The demolition of the Friars buildings is restricted by their listed status.

6.12 The significant costs of demolishing part of the Friars site and developing on the allocated site (T2) at over £38M would be economically unviable for GLIM.

Hillgrove School, Ffriddoedd Road

6.13 The site directly adjoins the Ffriddoedd Road Bangor Campus and is currently for sale. Hillgrove School site is too small on its own but could be combined with the Ffriddoedd Road Campus. The Ffriddoedd Road Bangor Campus site could accommodate the required floor space, however acquiring Hillgrove School for £1.6M is deemed unnecessary and would only serve to further reduce the economic viability of the scheme, making it unviable.

Coleg Normal, Holyhead Road

6.14 Whilst being in a sustainable and accessible location and exceeding GLIM's space requirements, the site could not provide the required number of parking spaces. There are physical constraints on site relating to topography and the site is not expected to be vacant until after 2022. Given the need for a solution to GLIM's Bangor Campus by 2022, the timeframes do not align to make the site suitable.

Other Bangor University sites

6.15 Bangor University are in the process of developing their new Estates Strategy over the course of the next 12-15 months. Other sites owned by Bangor University which have been considered include the Dean Street Campus. This site was also considered during discussions with Town Centres First during Summer 2020, along with the site currently occupied by Aldi.

6.16 An Economic Impact Assessment has been undertaken to assess the economic benefits of different types of development on the Dean Street Campus. The relocation of Coleg Menai's Bangor Campus to Dean Street would offer the least economic beneficial usage of the site and there is no economic case for the relocation to Dean Street in terms of economic benefits to the city centre of Bangor.

6.17 A feasibility study undertaken by Capita of Coleg Menai's relocation to the Dean Street Campus. As the site is currently occupied, there is uncertainty associated with prolongation and delays, meaning additional maintenance costs associated with the existing Ffriddoedd Road campus. The cost of refurbishing and new build at the Dean Street Campus would be significantly higher than the refurbishment costs associated with Tŷ Menai. Dean Street Campus is therefore unsuitable.

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- 6.18 Given the assessment of the above sites, the Sequential Assessment has demonstrated that in the first instance, there are no existing further or higher education site which are suitable, the first criterion of Policy ISA 3 is met.
- 6.19 Secondly, Policy ISA 3 states that consideration must be given to sites which have a close association with an existing campus.
- 6.20 GLIM currently has a campus at Parc Menai, located centrally within the business park with access along Ffordd y Llyn. The campus is home to the college's long-established Art and Design department and offers a range of courses with 209 learners at the site.
- 6.21 GLIM also own the neighbouring site of Llwyn Brian which will be used to accommodate GLIM's Corporate Services and 'Busnes@LlandrilloMenai' function, following the grant of a certificate of lawful use (C20/0114/25/TC).
- 6.22 Parc Menai therefore already accommodates an existing educational establishment which forms part of GLIM by way of the Art and Design Campus, along with the 'Busnes@LlandrilloMenai' function nearby at Llwyn Brain. Ty Menai at Parc Menai can therefore be considered to have a close association with an existing campus, complying with criterion 2 of Policy ISA 3.

Alternative uses on protected employment sites

- 6.23 The application site is located at Parc Menai, which is safeguarded for employment use, relating to B1 use class under policy PS 13 and PCYF 1 of the JLDP. Parc Menai is identified as a primary safeguarded employment site. Within the Regional Employment Land Strategy, Parc Menai is recognised as a sub-regional strategic site.
- 6.24 The proposed development relates to the change of use of Tŷ Menai to D1 use class (non-residential institutions). In accordance with policy PCYF5 'Alternative uses of exiting employment sites', proposals to release land in use class B1, B2 or B8 for alternative uses, will only be granted in special circumstances provided that the proposal conforms to one or more of the criteria listed in the policy.
- 6.25 Within the Committee Report of the original application, Planning Officers misquote policy PCYF 5 in paragraph 5.6 of the Committee Report. Policy CYF5 does not state that employment sites should only be released for alternative uses in "exceptional" cases; the test is whether there are "special circumstances", which is not quite the same. This is not just a technicality: a court would regard a test of "special"

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circumstances as less onerous than a test of “exceptional” circumstances: i.e. circumstances can be special without necessarily being exceptional.

- 6.26 There are also other errors in the Planning Officer’s interpretation of Policy PCYF 5 in paragraph 5.7 of the original application’s Committee Report. 1. First, having previously referred (wrongly) to a test of “exceptional” circumstances that has no basis in policy, the Officers impose an even higher threshold of an “extraordinary case”. That is a policy misdirection as the test is “special”, not “extraordinary”, circumstances. ‘Ordinary’ or commonplace circumstances can sometimes be “special”; in other words, something can be “special” without necessarily being ‘extraordinary’.
- 6.27 Secondly, the officer wrongly treats the question of “compliance” with policy ISA3 as a proxy/substitute for asking whether there are “special circumstances”. Officers conclude that non-compliance with Policy ISA 3 means that it is neither “proper” nor “necessary” to apply policy PCYF 5. There is no basis in the text of these policies for reading either of them in this way. Policy PCYF 5 does not defer the question of “special circumstances” to policy ISA3. Each policy is to be applied in its own terms and the applicant is entitled to have both of them considered. Not complying with policy ISA 3 would be a matter to be weighed in the planning balance, but that non-compliance does not automatically resolve the separate question of whether there is compliance with PCYF 5.
- 6.28 Guidance set out in paragraph 4.6.9 of TAN 23 requires proposals for loss of safeguarded employment land to conform with one or more of the criteria set out in paragraph 4.6.6 of TAN 23. The requirements of policy PCYF5 therefore reflect national guidance provided in TAN 23. Both the requirements of policy PCYF5 and TAN 23 are clear that there is a need to comply with “one or more” (our emphasis).

Policy PCYFF 5 – criterion 5

- 6.29 Criterion 5 of the policy relates to ensuring that no other alternative sites are available for the proposed development. The requirement of this criterion reflects the sequential test requirements set out by policy ISA 3. An assessment of sequential test is provided in the Sequential Test report.
- 6.30 Whilst there is no intention to repeat the content of the assessment, it concludes that there are no existing further or higher education sites (with specific reference to Ffriddoedd/Friars sites and Bangor University’s Coleg Normal and Dean Street

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Campus) which would be suitable to accommodate the proposed use and meet the applicant's requirements.

- 6.31 The assessment also concludes that there are no other sites within or directly adjoining the development boundary of Bangor and brownfield sites which would be suitable to accommodate the proposed use and meet the applicant's requirements.
- 6.32 In light of this, it has been demonstrated that there are no other alternative sites for the proposed use and therefore that criterion 5 of policy PCYF 5 has been clearly met.
- 6.33 Whilst it may be beneficial for the proposed development to comply with more than one criterion set out in policy PCYF 5, the policy is clear in terms of its wording that there is only a requirement to comply with one. An assessment of the proposal's compliance with other criteria set out in policy PCYF 5 is provided below, although this is not considered to be necessary to demonstrate that the site for B1 office use can be released for an alternative use.

Criteria 1 and 2 of policy PCYF5

- 6.34 Criteria 1 and 2 of policy PCYF 5 relate to the site being vacant and is unlikely to be used in the short and medium term for its original use or safeguarding use and criteria 2 relates to the overprovision of employment sites within the vicinity.
- 6.35 The application is accompanied by an assessment which has been prepared by Legat Owen (Assessment of the Provision of Employment offices and Land in Bangor, Gwynedd) regarding the suitability of the site and its compliance with criteria 1 and 2 of policy PCYF 5.
- 6.36 The report by Legat Owen includes a description and assessment of the existing building at Tŷ Menai. It confirms that Tŷ Menai suffers from a number of design flaws which mean that it is an expensive building to operate as a serviced business centre. In recent years, the building has only been able to operate with the benefit of a significant financial subsidy from Welsh Government. This is not a viable long-term proposition. The individual suite sizes are in the main not in keeping with the pattern of market demand and the future of the building is at present uncertain.
- 6.37 The assessment by Legat Owen considers office demand, office supply and the demand for employment land, a summary of which is provided below:

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Office demand

- 6.38 The analysis presented by Legat Owen in relation to office demand, the largest number of enquiries for Anglesey and Gwynedd is for office suites in the size range 0 – 500 sq ft. The next largest total being 500 – 1,500 sq ft. Of the total number of enquiries, 123 of the 183 enquiries recorded were for office accommodation of 1,500 sq ft or below. This represents 67% of the total market. This profile of demand is in keeping with the wider North Wales market where the majority of the demand is for companies/organisations employing less than 10 people. Not all enquiries lead to lettings.
- 6.39 Legat Owen advises that research suggests that the demand is orientated towards start-ups and smaller companies. Historically the predominance of demand for offices over 5,000 sq ft has been driven by the public sector. As a consequence of the recession and the austerity measures which followed, head count in the public sector has reduced significantly over the last 5 years and so in turn has their requirement for office accommodation. This has had a twofold impact on the market, firstly public sector requirements for new office space in North Wales have reduced significantly and at the same time the public sector has been rationalising its floor space and as a consequence has increased the supply of office stock coming to the market.
- 6.40 Office based, private sector organisations in Wales tend to be of a small scale and demand from the private sector for suites of 5,000 sq ft or above is very limited. What this means in practice therefore is that there are now very few requirements in the market in any one year for office suites of 5,000 sq ft and above across the wider North Wales market. Tŷ Menai extends to over 37,000 sq ft (net internal area) which is significantly larger than units for 5,000 sq ft, where there is very limited demand.
- 6.41 A review of Legat Owen's office enquiries for Anglesey and Gwynedd since 2015 indicates that there was no single enquiry for office accommodation over 20,000 sq ft. Therefore in their professional opinion, it is unrealistic to expect that the building would be taken up by a single occupier, especially taking into account design flaws and high operating costs.
- 6.42 Hitachi's decision not to proceed with Wylfa Newydd also effects the demand for office space, and there is no evidence of emerging demand for office space in the near future. Reference is made to vacant units at Parc Menai which have been on the market for

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over a year at low cost, but still not attracting a buyer. The impact of Covid 19 on the market is also noticeable, with supply of office accommodation expected to increase.

Office supply

- 6.43 Legat Owen advises that Parc Menai has acted as the focal point for the supply of modern office accommodation for the Anglesey/Gwynedd area over the last 10/15 years. It is centrally located to the respective County's and sits alongside the A55 and in that regard is well placed to serve the surrounding area. It is however by no means the sole source of office accommodation for the area. Professional service businesses tend to gravitate towards the population centres including Bangor, Caernarfon, Porthmadog and Llangefni. Anglesey Council also have a successful business centre in Llangefni and more recently the development of Menai Science Park (MSParc) at Gaerwen has emerged as a major challenger to Parc Menai.
- 6.44 The report by Legat Owen confirms that there is currently provision of the following office space in the region:
- **Parc Menai** - 7 office suites available to let at Parc Menai at present ranging in size from 600 sq ft to 5,025 sq ft. Together they provide a total of 15,109 sq ft of floor space.
 - **M-Sparc** - There is in addition a further 7,500 sq ft available at M-SParc in Gaerwen only 6 miles from Parc Menai. M-Sparc (Menai Science Parc) is operated by Bangor University and as Wales first dedicated Science Parc which offers 31,200 sq ft of letting space configured as 45 offices ranging in size from 156 sq ft to 2,690 sq ft, 23 laboratories and two double height workshops. The building has been finished to a very high standard and will undoubtedly act as a magnet for science, ICT and low carbon-based occupiers looking for representation in Gwynedd/Anglesey.
 - In addition to the supply of Parc Menai and M-SParc there are a range of office suites to let in the surrounding urban centres which will also act to bolster supply.

Demand for employment land

- 6.45 The report by Legat Owen confirms that demand for land is a function of the demand for employment floor space. The greater the demand for employment floor space the greater the pressure on employment land supply.

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- 6.46 In July 2012 US Scott Wilson were commissioned to undertake an Economic and Employment Land Review for Anglesey and Gwynedd Councils to inform the preparation of the Joint LDP.
- 6.47 Whilst the report is somewhat out of date now some of the key findings are still relevant. The report identified that each Authority should provide 4 hectares per annum of employment land in accordance with the adopted spatial planning approach over the Plan period equating to a combined requirement of 112 hectares. At the time the total supply of employment land was estimated to be 332 hectares, almost three times the required land allocation.
- 6.48 In the intervening period the take up of serviced employment land in Anglesey and Gwynedd has been very disappointing. This fact is recorded in the Anglesey and Gwynedd Joint Local Development Plan – Annual Monitoring Report which notes that “It is noted that the permission rate on safeguarded employment sites during this short period is lower than expected. It is considered that the Plan is a facilitator in terms of providing employment sites and that fewer applications for developments on the employment sites are likely to be based upon economic matters that are beyond the plans control.” Legat Owen advise that this is to be expected given the tapering in demand referred to above.
- 6.49 The report presents the existing supply of employment land as follows:
- **Parc Menai** - there are four serviced plots available at Parc Menai which together provide a combined site area of 6.82 acres (2.76 hectares).
 - **Parc Bryn Cegin** - Welsh Government also have fully serviced development plots available at Bryn Cegin. The site has been infrastructured for the last 10 years and despite this, no development has been forthcoming. The site offers 9 plots which between them provide a total of 42.19 acres (17 hectares) with plots ranging in size from 2.25 acres (0.91 hectares) to 6.8 acres (2.75 hectares).
 - **Parc Bryn Cefni, Llangefni** – There are a range of serviced plots available at Parc Bryn Cefni.
 - **Parc Cybi, Holyhead** - There are a range of serviced plots available at Parc Cybi.
- 6.50 Legat Owen concludes that there is more than adequate supply of serviced employment land available to meet the needs of the market particularly given the recent news in relation to Wylfa Newydd which means that the position of excess supply will be further compounded as the potential demand associate with the supply chain has now fallen away.

Conclusion

- 6.51 Research by Legat Owen demonstrates that the demand profile for offices in North West Wales is very much geared towards new start-ups and small businesses. Tŷ Menai is not suited to addressing the needs of this market and there is no realistic prospect of it being used for offices in the short to medium term. There is a healthy supply of existing floor space at Parc Menai which is capable of meeting this need.
- 6.52 There is a health supply of serviced employment land in the market in North West Wales, a large proportion of which is within the ownership of Welsh Government. Given the recent withdrawal of Hitachi from Wylfa Newydd any pent-up demand which existed (perceived or otherwise) has now dissipated to a point whereby supply exceeds demand. In this context, the loss of the application site will have no material impact upon the employment land market.
- 6.53 In conclusion the proposed development will potentially bring significant socio-economic benefits to the surrounding area and the loss of the two existing office buildings and a small parcel of employment land will have no material impact upon the market.

Criterion 4 of policy PCYF 5

- 6.54 Criterion 4 notes that the use should not have a detrimental impact on the employment use of nearby sites. Paragraph 6.3.44 of the explanatory text notes the need to ensure that the integrity of the employment site is not compromised.
- 6.55 The application site includes the building of Tŷ Menai, together with the associated space around those buildings. Access to the site is available via Ffordd Penlan, which solely provides access to the application site and does not serve any other units at the site. Ffordd Penlan gains direct access from Ffordd y Parc, which is the main road serving the business park. GLIM also own the neighbouring office building of Llwyn Brian. As a result, the proposed change of use of the building together with GLIM's use of Llwyn Brian for offices would be self-contained and would not directly impact other units at Parc Menai.
- 6.56 Parc Menai is positioned alongside some of the region's leading creative companies, which enables greater partnership working with industry. Planning Policy Wales (edition 10) advises that economic clustering typically occurs when businesses from the same or similar industry, or with a common interest, choose to locate in close proximity for

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mutual benefit. Businesses can benefit from shared facilities, infrastructure, local pools of skilled and qualified labour, common supply chains and links to higher education.

- 6.57 Policy ISA 3 also advises that education and training facilities or similar establishments that improve the training and skill base and encourage knowledge-based business or specialist businesses will be located on safeguarded or allocated employment sites. This suggests that such a use is acceptable on a primary safeguarded employment site without having a detrimental effect on the employment use of nearby sites.
- 6.58 Within the Planning Committee Report of the original application which was withdrawn, concern is noted about the introduction of a D1 Educational use would have on the integrity, attractiveness and competitiveness of the park and the overall quality. Reference is made that an educational use at the site would undermine the image and integrity of this part of the park on the grounds of the nature of the proposed use (where movement back and forth is an unavoidable activity in the proposed use) along with general disturbance (a mixture of vehicles and students) that would derive from the facility on a daily basis.
- 6.59 GLIM already have 209 performing arts, design and music technology learners at the existing campus at Parc Menai and there are no apparent issues with the integrity of the business park and no issues of general disturbance have been raised. During the day, students at Tŷ Menai would be expected to be inside the building, being taught. Even with office use, movement to and from the site is inevitable.
- 6.60 During the pre-application discussions with Gwynedd Council, the Council have raised their concerns regarding parking on local residential streets as a result of displacement from the college sites within the Council area. The concern is that if the demand is higher, a similar situation at Parc Menai may lead to displacement either onto adjacent plots or onto the adjacent estate road.
- 6.61 Unlike the residential streets, where displaced on-street parking creates issues for the local residents with their parking spaces being occupied and driveways possibly blocked, the adjacent Ffordd y Parc is a business park access road. Any unlikely displacement of car parking would have either no impact or serve as a natural traffic calming measure.

Criterion 5 of Policy PCYF 5

6.62 This criterion requires the application to demonstrate that there are no other suitable alternative sites. The application is accompanied by a Sequential Assessment that considers the following sites:

- Existing GLIM Campus at Ffriddoedd Road/Friars, Bangor
 - Option 1: refurbish and make the existing buildings fit-for-purpose
 - Option 2: Demolish existing Ffriddoedd Road site and redevelop
 - Option 3: Demolish part of the existing Friars site and redevelop
- Hillgrove School, Ffriddoedd Road, Bangor
- Coleg Normal site, Holyhead Road, Bangor
- Other Bangor University sites to include Dean Street Campus
- Existing Aldi site.

6.63 The Sequential Assessment confirms that there are no sequentially preferable sites and that Tŷ Menai is the only site which can accommodate the proposed use and fully meets the applicant's core requirements.

Conclusion

6.64 The assessment presented above confirms that the proposal complies with criteria 1, 2, 4 and 5 of policy PCYF 5, with supporting evidence presented by Legat Owen within an Employment Land Report and the Sequential Assessment. Policy PCYF 5 confirms that alternative uses on employment sites can be released if the proposal conforms with one or more of the criteria set out in the policy. We consider that this proposal exceeds the requirement of the policy and conforms with four of the six criteria. The principle of development is therefore acceptable.

Economic considerations

Economic priorities

6.65 A core aim articulated in the business case made for the formation of Grŵp Llandrillo-Menai in 2012, was the establishment of a Further Education College with sufficient critical mass and sufficient resources, that it would be able to play an effective proactive role, in the future development of the economy of North-West Wales.

Enable the sourcing required skills locally

- 6.66 The key objective is to ensure that industry partners are able to source as much as possible of the skills which they will require, locally.
- 6.67 Accordingly, Grŵp Llandrillo-Menai, must seek to plan and organise the appropriate provision of training and skills, aligned and timed to meet the needs of these businesses.
- 6.68 The key overarching deliverable is therefore for Grŵp Llandrillo-Menai to have the correct training resources in place, at the right time, to act as the “key enabler” to arm the local workforce and local school-leavers with the vocational and technical skills that are required by employers, so that they can successfully compete for high quality and well-paid employment.

Increase economic sustainability of local communities

- 6.69 This will help address the low-wage and seasonal “underemployed” nature of much of the available employment in the region, by increasing the sustainability of local communities, through enabling a proportion of the local population to access well-paid, long-term employment.

Contribute to reducing historic trend of out-migration

- 6.70 The lack of high-quality employment opportunities has given rise to a well-documented long-term population decline, along with the loss of the most highly qualified and skilled, typically to posts elsewhere in the UK, but also overseas. The proposal offers the opportunity to train local people with the aim of enabling them to stay within their local communities. Given that Parc Menai is positioned alongside some of the region’s leading creative companies, it offers the potential for Grŵp Llandrillo-Menai to enter into greater partnership working with the industry.

Contribute to maintaining the unique linguistic character

- 6.71 The unique linguistic character of North West Wales adds a further cultural imperative to improving the long-term sustainability of local communities, via fostering high skill, high GVA economic development, which would enable a greater proportion of school and college leavers to access well-paid long-term employment within the region.

Heritage assets

- 6.72 The Faenol Historic Park and Garden lies adjacent to the site towards the west. There are numerous listed buildings located at the Faenol Estate to the south-west of the site. The site also lies within the Dinorwig Landscape of Outstanding Historic Interest.
- 6.73 The proposal entails the change of use of an existing building with limited external works except the creation of an access road to form a circular coach/bus drop-off/pick-up. The extent of the external works to the north of the existing building, which integrate into the existing site, are not expected to adversely affect historic assets in the site's vicinity at Faenol Estate.

Welsh language and culture

- 6.74 Strategic Policy PS1 'Welsh language and culture' of the JLDP advises that the Councils will promote and support the use of the Welsh language in the plan area. The policy sets out where proposals will be required to be accompanied by a Welsh Language Statement or a Welsh Language Impact Assessment. The instances where such statements or assessments are required are set out in table 5.3 of this statement. Those include where the proposal falls into one of the following categories:
- a. Retail, industrial or commercial development employing more than 50 employees and/or with an area of 1,000 sq. m. or more; or
 - b. Residential development which will individually or cumulatively provide more than the indicative housing provision set out for the settlement in Policies TAI 1 – TAI 6; or
 - c. Residential development of 5 or more housing units on allocated or windfall sites within development boundaries that doesn't address evidence of need and demand for housing recorded in a Housing Market Assessments and other relevant local sources of evidence.
- 6.75 The proposed development is not considered to fall into one of these categories.
- 6.76 The policy also advises that a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh language, would be required where the proposed development is on an unexpected windfall site

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for a large scale housing development or large scale employment development that would lead to a significant workforce flow.

- 6.77 The proposal effectively involves the relocation of the existing Bangor Campus to meet Grŵp Llandrillo Menai's strategic objectives, however it would not lead to a significant workforce flow as the workforce are already in the Bangor area.
- 6.78 Whilst the proposal does not fall into one of the criteria's set out in Policy PS1, GLIM are committed to beneficially contribute to the provision of bilingual 16-18 and Further Education courses in the Bangor area and have therefore prepared a Welsh Language Impact Assessment in any case, to assess the potential effects of the relocation on the Welsh language in the Bangor area.

7. Other design considerations

Materials

- 7.1 The proposal entails the change of use of an existing building with limited external works except the creation of an access road to form a circular coach/bus drop-off/pick-up, bin enclosure internal pedestrian links and improvements to existing bus stop.
- 7.2 Minor external physical changes are proposed to the building and these comprise of:
- replace external metal plantroom/store room doors with new glazed windows (same size as the existing door openings);
 - replace existing sliding glass doors with hinged/swing double glazed doors (to form compliant fire escapes from the dining area);
 - introduce a new metal plantroom door to the 'fibre-speed node' room that serves Parc Menai;
 - introduce new double glazed fire escape doors; and
 - introduce new double glazed windows to rooms that are currently store rooms.
- 7.3 Materials to be used for the external bin store include a 1.8m high timber fence which would screen the enclosure and would also be partially screened by existing planting.

Community safety

- 7.4 The change of use of an existing building would not affect community safety on the wider Parc Menai site. Ffordd Penlan serves the application site and the neighbouring building of Llwyn Brain which is owned by GLIM and would be used as B1 office space in relation to the 'Busnes@LlandrilloMenai' function and to accommodate GLIM's Corporate Services.
- 7.5 As a Further Education provider, GLIM have a duty of care for their learners up to the age of 18 which is equivalent to parental level of care. The safety and well-being of learners is paramount to GLIM and access into the Ty Menai building would be controlled by a swipe card electronic access.
- 7.6 Discussions were undertaken as part of the original application for a fence to be located around the Ty Menai and Llwyn Brain Buildings. This would have resulted in a change to the feel and appearance of the Parc Menai business park and it isn't required as

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there are other more appropriate means for GLIM to ensure the safety of their learners.
No fence is therefore proposed as part of this application.

8. Accessibility

Planning policy

- 8.1 The relevant national policies and guidance relating to accessibility are set out within:
- Planning Policy Wales, Edition 10, (2018); and
 - Technical Advice Note 18 'Transport' (2007).
- 8.2 The relevant planning policies within the adopted JLDP are as follows:
- Strategic policy PS4 'sustainable transport, development and accessibility';
 - Policy TRA 2 'Parking Standards'; and
 - Policy TRA 4 'Managing Transport Impacts'.

Sustainability

- 8.3 PPW supports the transport hierarchy, which prioritises sustainable means of transport, including walking, cycling and public transport, over travelling by private car. TAN18 encourages development to take place in areas which would reduce car dependency and increase social inclusion.
- 8.4 At a local level, Strategic policy PS4 'sustainable transport, development and accessibility' advises that development will be located so as to minimise the need to travel. Parc Menai is identified as a primary employment site in the JLDP and has regional plan status as a Strategic Sub-regional Site (secondary). Explanatory text 6.3.33 of the JLDP confirms that primary sites are the most sustainable sites in terms of the hierarchy and as located within or near Centres which have a range of community services and facilities as well as sustainable transport links.
- 8.5 Chapter 4 of the Transport Assessment sets out the site's accessibility by sustainable travel modes including accessibility on foot, cycling, by bus and rail. It demonstrates that the site is accessible to a range of facilities and destinations by walking, cycling and public transport in accordance with the national and local transport policies. This reflects the site's allocation of a primary employment site being a sustainable and accessible location.
- 8.6 It is pertinent to mention that Grŵp Llandrillo-Menai which is an umbrella organisation to oversee the operation of the three-member colleges Coleg Llandrillo, Coleg Menai and Coleg Meirion- Dwyfor currently runs seven contract buses to haul students to the

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existing Coleg Menai campus from Amlwch and villages along the A5025; Holyhead and villages along the A5; Llangefni; Penmôn, Llangoed and Beaumaris; and Caernarfon. The existing services would continue for the new proposed campus.

- 8.7 It is considered that the application site complies with planning policy aims in terms of locating development in location accessible by all means of transport to ensure sustainable development.

Movement to, from and within the development

- 8.8 As previously mentioned, the proposal includes some external works to improve the pedestrian linkages between Tŷ Menai and Llwyn Brain and with the proposed bus drop-off/pick-up area and nearby bus stop along Ffordd y Parc.
- 8.9 Drawing BC-CAP-00-XX-DR-PM-00001 P06 'Site boundaries and access/circulation routes' (see extract provided in Figure 6.2) identifies that all vehicles would enter the site from Ffordd y Parc onto Ffordd Penlon via the existing access.

Figure 6.2 Site plan showing access and circulation routes



- 8.10 The green dashed line denotes vehicular access for staff and students, which would be able to utilise existing car parking provision at Llwyn Brain and Tŷ Menai (parking to the front and rear).

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- 8.11 The yellow dashed line shows the route that would be used by buses, utilising a circular route on the proposed new access road which would be created to accommodate bus drop-off/pick-up and parking.
- 8.12 The red dashed line denotes the circulation route that would be used by delivery goods vehicles, which would access the external service yard where bins/recycling and plants are located to the eastern side of Tŷ Menai.
- 8.13 The blue line denotes pedestrian links into and throughout the site. The pedestrian link into the site is from a nearby bus stop along Ffordd y Parc. It provides access to the proposed access road/bus drop-off/pick up. Pedestrian links are proposed within the site to improve the existing connectivity between both Tŷ Menai and Llwyn Brain.
- 8.14 At present, GLIM runs seven dedicated contract buses to haul learners to the existing Coleg Menai Bangor Campus: (1) A5025 Llanfachraeth-Cemaes-Amlwch- Benllech; (2) Holyhead, Rhosneigr, Bodedern & A5 Villages; (3) Llangefni Aberffraw & South Western Villages; (4) Llanddona, Llangoed, Beaumaris, Llandegfan & Menai Bridge; (5) Llanystumdwy, Criccieth, Porthmadog, A487 Villages & Caernarfon; (6) Pwllheli, A499 Villages, Llanwnda, Bontnewydd; (7) Bethesda, Rachub, Tregarth, Llandegai.
- 8.15 In addition to these college bus services, a shuttle bus service also operated by GLIM would run between the proposed Parc Menai site and Bangor railway station regularly throughout the day. At the Bangor city end of the route, the terminus will be moved from its existing location off Ffriddoedd Road to the railway station main bus stop. The shuttle bus would operate throughout the day, during mornings, around lunchtime and in evenings and would be co-ordinated with local train times to provide effective and reliable access to the Parc Menai site by bus from Bangor city centre.

Parking

- 8.16 Policy TRA 2: Parking Standards of the JLDP advises that parking provisions for all modes of transport should be in accordance with the Council's Parking Standards.
- 8.17 'Wales Parking Standards 2014' provides all the parking requirements according to land use and type of development. It has been prepared by CSS Wales on behalf of all 22 Welsh Unitary Authorities and the four regional transport consortia, Sewta, SWWITCH, Taith and TraCC. Its aim is:

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(a) to assist developers, designers and builders in the preparation and submission of planning applications.

(b) to achieve a common approach to the provision of vehicle parking facilities associated with new development and change of use.

8.18 This document defines six zones, each with its own level of parking requirement for development control purposes. The Parc Menai business park belongs to Zone 4 – ‘Suburban or Near Urban’ as it provides a few basic amenities within the locality.

Car parking

8.19 The proposed development falls in Use Class D1 (non-residential institutions). The parking standards applicable to colleges of higher /further education are shown in Table 8.1 (and section 5.2 of the Transport Assessment).

Table 8.1 Car parking standards

Land Use	Operational	Non-Operational
Colleges of Higher/Further	1 commercial vehicle space	1 space for each member of teaching staff, 1 space per two ancillary staff, 1 space per three students and 5 visitor spaces

8.20 The number of required car parking spaces has been calculated based on the standards set out in the ‘Wales Parking Standards 2014’ and is shown in Table 8.2.

Table 8.2 Vehicular parking requirement for the proposed development

Land Use	Operational	Non-Operational
Colleges of Higher/Further	1 commercial vehicle space	36 spaces for teaching staff, 5 spaces for supporting staff, 174 spaces for 521 students and 5 visitor spaces

8.21 Schedule 6 of the ‘Wales Parking Standards 2014’ makes allowances for reductions to the maximum parking standards based on the site’s sustainability. The site has been assessed against the criteria and found to have a score of seven which permits a reduction of 20% on the overall parking provision.

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- 8.22 On this basis the 'Wales Parking Standards 2014', the proposed development should provide a total of 176 parking spaces taking account of the sustainability reduction. Nine of those spaces should accommodate disabled people needs based on the recommended proportion of spaces for Blue Badge holders, which is 5%. Details of the site's sustainability appraisal are included in Appendix C of the Transport Assessment.
- 8.23 The Transport Assessment provides additional information in relation to a parking survey undertaken at GLIM's existing Bangor Campus at Ffriddoedd Road (January 2019). The maximum car parking demand was recorded as 202 car parking spaces (including figures for Sports and A-level which will move to Llangefni Campus rather than Ty Menai) and 137 car parking spaces (excluding Sports and A-level).
- 8.24 Based on the assessment above, it is considered that the provision of 169 car parking spaces plus eight disabled is sufficient to accommodate the proposed development and would satisfy the potential maximum demand of 137 spaces required at the existing Bangor Campus (excluding the demand for Sports and A-level parking).
- 8.25 Previously, the Local Planning Authority has questioned the sustainability of this site and the 20% reduction applied to the parking standards. In light of this, the application site provides sufficient parking spaces to accommodate the parking standards by applying a 10% sustainability reduction. This would be done by designating 31 spaces which is within the Llwyn Brain site (but within the application site). This would not affect the parking required for the use of Llwyn Brain as B1 use, as 76 parking spaces would still be available for Llwyn Brain, which is above the maximum requirement without consideration of any sustainability reduction.

Cycle parking

- 8.26 In terms of cycle parking, there is a requirement for 1 stand per 5 staff and 1 stand per 6 students of age 17 (long stay) and 1 stand per 100 students (short stay). With regards to motorcycle parking provision, 5% of provision for car parking should be ensured. The site currently has 14 internal cycle racks. These are proposed to be replaced with external cycle shelters for students and staff.
- 8.27 Based on the cycling parking standards set out in 'Wales Parking Standards 2014', the number of long stay and short stay cycle stands required has been calculated and is shown in Table 8.3

Table 8.3 Cycle Parking Requirement

Land Use		Long stay	Short stay
Colleges Higher/Further	of	7 stands for 41 staff 87 stands for 521 students on site at any one time	6 stands

Trip generation

- 8.28 The Transport Assessment sets out a trip generation exercise which has been carried out to calculate the number of vehicle trips currently generated by the existing B1 office use on site and the proposed D1 further education use.
- 8.29 A trip generation comparison exercise has then been carried out demonstrating that the proposal would result in reduction of vehicle trips, particularly 116 two-way vehicle trips less during a typical weekday morning peak hour and 93 two-way vehicle trips less during a typical weekday evening peak hour.
- 8.30 In terms of daily vehicle trip generation, the proposed D1 further education land use would generate 553 two-way vehicle trips less than the existing B1 office use. As such, no further junction capacity assessments have been carried out.

Framework Travel Plan

- 8.31 Travel plans are an important tool for promoting sustainable travel, for example, walking, cycling and public transport and helping to reduce single occupancy car use. They also encourage effective use of current transport networks and support their enhancement.
- 8.32 The planning process provides the key opportunity to ensure that new and existing developments can be effectively accessed by everyone that needs to get to a site, minimise the impact of developments on the transport infrastructure and help reduce the impact on the environment.
- 8.33 GLIM has an existing Travel Plan which has been designed to cover all its sites. The Travel Plan was last updated in January 2013 and highlights the need for sustainability in relation to travel and the environmental impact of transportation modes.

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- 8.34 The main objectives in the current GLIM Travel Plan are set out below:
- To improve awareness of transport issues and the impact of traffic on the local environment for staff, students and visitors;
 - To show a commitment to improving traffic conditions within the local area;
 - To reduce the proportion of private car journeys to and from the college and hence to reduce air pollution, local traffic congestion, the consumption of fossil fuels;
 - To increase the proportion of journeys to and from the college by sustainable modes of transport such as walking, cycling and public transport;
 - To promote walking and cycling leading to healthier staff and students;
 - To reduce the number of single occupancy staff and student car trips to and from the colleges;
 - To promote greater participation in transport related projects within the college;
 - To promote the feasibility of alternatively fuelled vehicles, for example electric and liquid petroleum gas (LPG); and
 - To promote the use of video conferencing.
- 8.35 These Travel Plan objectives are unlikely to change when the Travel Plan is updated although it is anticipated that Travel Plan targets and the measures proposed to achieve them will be provided based on the findings of a new travel survey. The Transport Assessment suggests that the new staff/student travel survey should be undertaken following the occupation of the Tŷ Menai building.
- 8.36 The updated GLIM Travel Plan would help to improve accessibility to the proposed development by all modes of transport and widen choice of travel mode for all those travelling to and from the proposed development. The updated Travel Plan will have an impact on the traffic generation by the proposed development, since a number of both car journeys to the site will be replaced by sustainable transport modes.

9. Conclusion

- 9.1 This proposal is by Grŵp Llandrillo-Menai for change of use of building from Use Class B1 (office) to Use Class D1 (non-residential institution), alterations to existing elevations together with formation of access road, coach parking, pedestrian link paths and associated landscaping at Tŷ Menai, Parc Menai.
- 9.2 The vision involves the relocation of the Coleg Menai Bangor Campus from the existing Ffriddoedd Road and Friars site which has become outdated and in need of drastic renovation and upgrading works.
- 9.3 The project would bring together all of the existing Bangor-based Coleg Menai departments and administrative functions. It would also consolidate the Grŵp's creative industries provision, to provide a Centre of Excellence in Creative and Digital Media with courses ranging from art and music technology, to games design and TV production all available on the same site.
- 9.4 This application is submitted following withdrawing a previous application for a similar development but also involving the use of the neighbouring building of Llwyn Brain. The original application was expected to be reported to planning committee with a recommendation for refusal on four grounds. This application seeks to address those reasons for refusal.
- 9.5 The first reason for refusal was that the proposal was contrary to the requirements of policy ISA 3 in relation to the sequential test to be adopted when determining locations for further or higher educational developments. The application is accompanied by a Sequential Assessment demonstrates that in the first instance, there are no existing further or higher education site which are suitable, and therefore the first criterion of Policy ISA 3 is met.
- 9.6 Parc Menai already accommodates an existing educational establishment which forms part of GLIM by way of the Art and Design Campus, along with the 'Busnes@LlandrilloMenai' function nearby at Llwyn Brain. Ty Menai at Parc Menai can therefore be considered to have a close association with an existing campus, complying with criterion 2 of Policy ISA 3.
- 9.7 The second reason for refusal related to the proposal being contrary to the requirements of policy PS13 and PCYF1 in relation to the safeguarding of employment sites and the third reason related to the application being contrary to the requirements

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of policy PCYF 5 and that proposals to release land on existing employment sites safeguarded for Use Classes B1, B2 or B8 in accordance with Policy PCYF1 for alternative uses will be granted only in special circumstances.

- 9.8 The assessment presented in this Statement confirms that the proposal complies with criteria 1, 2, 4 and 5 of policy PCYF 5, with supporting evidence presented by Legat Owen within an Employment Land Report and the Sequential Assessment. Policy PCYF 5 confirms that alternative uses on employment sites can be released if the proposal conforms with one or more of the criteria set out in the policy. We consider that this proposal exceeds the requirement of the policy and conforms with four of the six criteria. The principle of development is therefore acceptable.
- 9.9 The fourth reason for refusal related to the application being considered contrary to policy PS4, TRA 1, TRA 2 and TRA 4 as the LPA is not convinced that the site is sustainable for all modes of transport and that the bus parking facilities do not comply with statutory requirements.
- 9.10 The application is accompanied by a Transport Assessment which provides a thorough review of the site's sustainability. Parc Menai is identified as a primary employment site in the JLDP and has regional plan status as a Strategic Sub-regional Site (secondary). Explanatory text 6.3.33 of the JLDP confirms that primary sites are the most sustainable sites in terms of the hierarchy and as located within or near Centres which have a range of community services and facilities as well as sustainable transport links. It is at odds that the JLDP considers Parc Menai to be one of the most sustainable in terms of hierarchy, however yet again the LPA consider that the application site was unsustainable.
- 9.11 GLIM also runs seven contract buses to haul students to the existing Coleg Menai campus from Amlwch and villages along the A5025; Holyhead and villages along the A5; Llangefni; Penmôn, Llangoed and Beaumaris; and Caernarfon. The existing services would continue for the new proposed campus. It is considered that the application site complies with planning policy aims in terms of locating development in location accessible by all means of transport to ensure sustainable development.

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