

Public Document Pack



**CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL**

Mr Dylan J. Williams
Prif Weithredwr – Chief Executive
CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGFNI
Ynys Môn - Anglesey
LL77 7TW

Ffôn / tel (01248) 752500
Ffacs / fax (01248) 750839

RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION (CYFARFOD A OHIRWYD)	PLANNING AND ORDERS COMMITTEE (ADJOURNED MEETING)
DYDD IAU, 15 RHAGFYR, 2022 am 1.00 o'r gloch yp	THURSDAY, 15 DECEMBER 2022 at 1.00 pm
CYFARFOD HYBRID YN SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING IN THE COUNCIL CHAMBER, COUNCIL OFFICES, LLANGFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes (01248) 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans (Cadeirydd/Chair)
Glyn Haynes (Is-gadeirydd/Vice-Chair)
Trefor LI Hughes MBE
John I Jones
R. Llewelyn Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor
Alwen P Watkin
Robin Williams
Liz Wood

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy

A g e n d a

MEETING TO CONSIDER THE APPLICATIONS THAT WERE AJOURNED AT THE LAST MEETING

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

MEMBERS OF THE COMMITTEE

Councillors:-

Geraint Bebb
Jeff Evans
Neville Evans (Cadeirydd/Chair)
Glyn Haynes (Is-gadeirydd/Vice-Chair)
Trefor Ll Hughes MBE
John I Jones
Robert Ll Jones
Jackie Lewis
Dafydd Roberts
Ken Taylor
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Robin Williams
Liz Wood

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Planning Committee: 07/12/2022

7.7

Application Reference: FPL/2022/189

Applicant: Mr Ricky Danis

Description: Retrospective application to retain the use of a flat at

Site Address: Bilash, Dew Street, Menai Bridge



Report of Head of Regulation and Economic Development Service (Owain Hughes)

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been called in by Councillor Robin Williams

At the Planning Committee on the 2nd November, 2022 the Members requested a Site Visit. The virtual site visit was carried out on the 16th November and members are now familiar with the site and its settings.

Proposal and Site

The application site lies within the main nucleus of Menai Bridge and is accessed along a narrow metalled road known as Dew Street. The site also lies within the Menai Bridge Conservation Area.

This planning application is a retrospective application for the retention of a flat at a former bakery building.

Key Issues

The key issues is are;

- whether the proposed development complies with the relevant policies of the Anglesey and Gwynedd Joint Local Development Plan
- whether the proposed development impacts adversely upon surrounding amenities and;
- whether the proposed development has an adverse impact on the Menai Bridge Conservation Area

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy TAI 2: Housing in Local Service Centres

Strategic Policy PS 1: Welsh Language and Culture

Policy TAI 8: Appropriate Housing Mix

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Policy TRA 4: Managing Transport Impacts

Policy TRA 2: Parking Standards

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 5: Carbon Management

Policy PCYFF 6: Water Conservation

Technical Advice Note 12: Design (2016)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Alun Wyn Mummery	No response received
Cynghorydd Dyfed Wyn Jones	No response received
Cynghorydd Robin Wyn Williams	Call in into the planning committee
Cyngor Tref Porthaethwy / Menai Bridge Town Council	Observations from members of the town council is that the property area and surrounding area is untidy also consideration should be given to a better design. It was formerly used as a store for Co-Op located on the high street.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection to the planning application

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comment relating to planning policies within the Anglesey and Gwynedd Joint Local Development Plan.
Dwr Cymru Welsh Water	Comments. Request to place planning conditions if the local planning authority is minded to grant planning application.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response received
Ymgynghorydd Treftadaeth / Heritage Advisor	No comments from a built heritage perspective

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 17/08/2022. At the time of writing this report, six letters of representation had been received at the department. Their concerns were:

- I feel this unit is so small and is unsuitable for a flat
- I note that this retrospective planning application refers to a garage structure which has been used as a residential dwelling for a period of time. This property is nothing more than a garage structure in terms of planning regulations. This application ought to be declined as the area surrounding is a commercial premises and is therefore wholly unsuitable as a dwelling.
- This garage was utilised as storage for a bakery for many years. It is too small and unsuitable for use as residential.
- it is only a little larger than a single garage.
- I object to the application made by Mr Ricky Danis for retrospective planning permission for the flat on Dew Street. The building is made of sub-standard materials and has been built to fill the area behind an existing business warehouse. The dwelling has filled the whole area with no access to the back or sides. There are no parking rights and the building is unsightly and I fear that by approving Mr Danis's application this could set a precedent where any of the garages or empty spaces could be filled with similar 'shanty town' dwellings.

The majority of the representations submitted relate to the size of the unit. These will be addressed within the main body of the report.

The matter of building material quality lies beyond the remit of Planning Control and is covered within separate legislation. Nevertheless, the local planning authority have referred these concerns onto the agents for information.

Highway concerns will also be addressed within the main body of the report.

Relevant Planning History

No planning history at this location.

Main Planning Considerations

This application is made under retrospective planning application for the use of the building as a residential flat at Dew Street, Menai Bridge.

The proposal entails the conversion and retention of unauthorised works carried out to create a residential unit. No new extensions are proposed as part of the current proposal.

The use of the building as a flat first commenced in 2005. Whilst mechanisms exists by way of S.191 of the Act to regularise matters through the submission of a Certificate of Lawful Use, such provision cannot

be relied upon in this instance given the fact that the residential use has not been continuous and uninterrupted for a period of at least 4 years from date of submission. As such, a planning application has been presented in an effort to regularise the issue as a result of the Enforcement Sections intervention of matters.

The internal floor area of the building measures 32.3 square metres. The flat consist of a living room with a kitchen area and a separate bedroom which includes an en-suite. Following public representations received in relation to the scale of the flat/building, consultations were carried out with officers from the Public Protection department to ensure that the scale of the building is sufficient to be used as a living accommodation. By way of a response to the consultation the following was received:

The property is comprised of a living room/kitchen, bathroom and bedroom. The bedroom measured 11.76 square meters. As per Section 326 of the Housing Act 1985, this property would be suitable for up to 2 persons (provided the 2 persons are living together as a married couple or civil partners).

Policy Considerations

In the JLDP Menai Bridge is identified as a Local Service Centre under Policy TAI 2 (Housing in Local Service Centres). It is noted that the proposed site is located within the Menai Bridge development boundary as noted in the Anglesey and Gwynedd Joint Local Development Plan. In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals will be approved within development boundaries in accordance with the other policies and proposals in the Plan, national planning policies and other material planning considerations.

The indicative provision for Menai Bridge over the Plan period is 115 units (74 units on allocated sites and 41 units on windfall sites) (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). During the period of 2011 to 2021, a total of 69 units have been completed in Menai Bridge (15 on allocated sites and 54 on windfall sites). The total landbank (windfall and allocated sites), i.e. sites with existing planning consent, and likely to be developed at April 2021 stood at 53 units). When considering all this information together, there is insufficient capacity within Menai Bridge for this additional windfall unit.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level (including 10% slippage) for Local Service Centres is 1754 units. 859 units were completed between 2011 and 2021 in all Local Service Centres and that 493 units were in the land bank. This means that there is a current shortfall of 402 units. Currently, therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

However, as the settlement can achieve its expected level of growth on sites through units completed, implementation of the current land bank and development of the allocated site, this application will need to be justified outlining how the proposed development is addressing the needs of the local community.

In accordance with the above requirements, details have been submitted to demonstrate the need for the development in the area and the policy section has confirmed that the information is acceptable to meet the needs of the Local Service Centre.

In light of the position in relation to the indicative provision outlined above, in line with criterion (1b) of Policy PS 1 the application was required to be supported with a Welsh language statement. A Welsh Language Statement was submitted and is considered to meet the tests of Policy PS1.

In line with Policy TAI 8 consideration will need to be given over whether the development addresses evidence of need and demand for housing recorded in a Housing Market Assessment and other relevant local sources of evidence. The Housing Section has confirmed that there is a need for this type of development in the area.

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Service Centres such as Menai Bridge. Since only one dwelling is being proposed in this development Policy TAI 15 is not relevant in this case and it is not necessary to provide an affordable element.

Conservation Area

The site is located within the Menai Bridge Conservation Area. Therefore, the proposal has been considered against Policy AT1 ('Conservation Areas, World Heritage Sites and Landscapes, Parks and Registered Historic Gardens') of the JLDP. The Heritage officer has confirmed the following:

Developments within the area should seek to 'preserve or enhance' the character of the designated area.

The proposals appear to be in relation to internal alterations and change of use with no external alterations that would impact upon the character of the conservation area. Consequently, I have no comments from a built heritage perspective.

In effect its visual impact is not significant, obtrusive, nor dominating bearing in mind the existing built form, local topography, and its overall design and appearance; it would not result in visual harm to either the site or the wider area.

Design

No new extension or external alterations are proposed for this flat – only the existing footprint of the building will be used as a one bedroom dwelling. It is considered that utilising it as a residential unit rather than allowing it to fall into disrepair will result in a long term improvement to the surrounding area.

The scale and nature of change proposed coupled with its containment within the existing tightly knit built form creates a form of development where there would be no significant impacts on the character or appearance of the immediate area or the wider street scene. It is considered that the proposal therefore complies with the requirements of Policy PCYFF3

Highways

Whilst mindful of the comments received from members of the public the Highway Authority raises no objection to the proposed development. The site lies in a sustainable location within walking distance of all local amenities and public transport routes. In addition, given the very low number of vehicles expected to visit the site I am satisfied that there would be adequate parking provision. The proposal would not, therefore, cause unacceptable harm to the safe and efficient operation of the highway and would comply with LDP Policy TRA 4.

Adjacent Residential Properties

It is not considered that the proposed development will impact any residential properties. Only two windows serve the proposal which look out towards an alley and a yard at the rear. It is not considered that the proposal will result in any increase in terms of overlooking over and above that which already exists on the site.

The decision considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of

Future Generations (Wales) Act 2015 (the WBFG Act). The decision takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

Conclusion

On balance, for the reasons I have given and having regard to all matters raised, it is considered that the proposed development complies with the relevant planning policies and the recommendation is one of approval subject to planning conditions.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- **Location Plan: 3014-22-1**
- **Site Plan - 3014-22-2**
- **Elevation and Floor Plan - 3014-22-4**
- **Welsh Language Assessment**
- **Justification for the development**
-

Reason: To ensure that the development is implemented in accord with the approved details.

(02) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(03) Within 6 months of the date of this planning permission, a sparrow box shall be placed on the building. Thereafter the sparrow box shall be retained in perpetuity.

Reason: In the interest of ecological biodiversity

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, TAI 2, Policy PS 1, TAI 8, TAI 15, AT 1, TRA 4, TRA 2, PS 5, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 5, PCYFF 6

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Planning Committee: 07/12/2022

11.1

Application Reference: HHP/2022/239

Applicant: Tudur Jones & Alaw Thomas

Description: Retrospective application for alterations and extensions at

Site Address: 10 Lon y Wylan, Llanfairpwll



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

The applicant is a relative of a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution.

Proposal and Site

The application presented is a retrospective application for alterations and extensions to the dwelling.

The application site is a semi-detached bungalow located along Lon y Wylan, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan.

Key Issues

They key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Joint Local Development Plan:

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping

Technical Advice Note 12: Design (2016)

Planning Policy Wales (Edition 11, February 2021)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Llanfairpwll Community Council	No response at the time of writing the report.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	No response at the time of writing the report.
Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Dwr Cymru/Welsh Water	Condition regarding surface water and advisory notes for the applicant.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 02/11/2022. At the time of writing this report, no letters of representations had been received at the department.

Relevant Planning History

No relevant site history

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

Proposal and Site

The site is a semi-detached bungalow located along Lon y Wylan, within the development boundary of Llanfairpwll as defined by the Joint Local Development Plan. The proposed scheme is a retrospective application for the erection of a single storey side extension.

This is a retrospective application as work has already commenced on the extension. The work completed thus far is the concrete footings to the foundation, and the substructure block work. It was confirmed by the applicant that no further work will take place, and this was evident from a site visit conducted on the 9th of November.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties

i. Siting and Design

The proposal is for a single storey side extension to accommodate an open-plan kitchen/dining area, a utility and a bathroom. It will extend approximately 3.3m beyond the side elevation of the property, and will measure 8.3m in length, equally set off both the front and rear elevations by around 0.7m. It will have a flat roof at 3m in height, which is lower than the main pitch of the dwelling, ensuring that this is a subservient extension.

The flat roof will have a roof light lantern above to increase natural daylight. The front elevation facing the highway will have two windows, the side elevation facing 9 Lon y Wylan will have one door and one window, with a set of double doors on the rear elevation opening into the applicants' garden. The whole bungalow, including the extension, will have painted render external walls together with white UPVC windows and doors. This ensures a high quality design to comply with policy PCYFF 3, and integration into the surrounding built environment.

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. In regards to this application, a swift nest box has been added to the main dwelling. This is considered to provide overall biodiversity enhancement, and complies with the requirements of the Environment Wales Act and policy PCYFF 4.

ii. Impact on Adjacent Residential Properties

This is considered a small scale development that will have no negative impacts upon the privacy and amenities of neighbouring properties. It will not be visible from neighbouring property 11 Lon y Wylan due to the existing dwelling, or from 9 Lon y Wylan due to the high hedge along the whole of the boundary. The front elevation facing the estate road is far enough from all properties on Ffordd Teifion, and the rear elevation of the extension will not be visible, and is an ample distance from the properties behind in Cae Cnyciog. The new windows and door will not give rise to any concern of overlooking, and as such the privacy and amenities of the neighbours will be maintained.

Conclusion

The proposal is considered a small-scale development that will provide additional living space within the property. It is considered a subservient extension that will integrate into the site with matching finish materials. Giving its siting in relation to neighbouring properties, and the existing boundary treatments, it is not considered to give rise to any greater harm upon the privacy and amenities of any neighbouring properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:

- **Wylan/01 - Location plan**
- **Wylan/02 - Proposed block plan**
- **Wylan/04 - Proposed floor plan**
- **Wylan/08a - Proposed elevations**

Reason: To ensure that the development is implemented in accord with the approved details.

(03) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Planning Committee: 07/12/2022

12.1

Application Reference: FPL/2022/60

Applicant: Head of Housing

Description: Full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former site of

Site Address: Newborough School, Pen Dref Street, Newbrough



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application is on council owned land.

Proposal and Site

The proposal is a full application for the erection of 14 dwellings together with the creation of an internal access road and associated works on the former Primary School Site at Pendref Street, Newborough. The former primary school has been demolished but the electrical sub-station building still remains on site at present. There are residential properties located to the North, South and West, with an area of undeveloped land to the East.

The land is located within the development boundary of Newborough as identified within the Joint Local Development Plan (JLDP).

There will be a mixture of single and two storey dwellinghouses across the site with various number of bedrooms. The proposal entails semi-detached, terrace of 4 properties and flats. All units are provided with designated parking and private amenity spaces. No public open space will be provided within the site; however there will be a need to provide a financial contribution of £2947.19 towards informal and equipped play space.

This is a major planning application which has been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order.

Key Issues

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

Policy TAI 3: Housing in Service Villages

Policy TAI 8: Housing Mix

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Policy ISA 2: Community Facilities

Policy ISA 5: Provision of Open Spaces in New Housing Developments

Strategic Policy PS 2: Infrastructure and Developer Contributions

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS1: Welsh Language and Culture

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Strategic Policy PS16: Housing Provision

Strategic Policy PS19: Conserving and where appropriate enhancing the natural environment

Policy AMG5: Local Biodiversity Conservation

Policy AT4 – Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance

Supplementary Planning Guidance Affordable Housing (2004)

Supplementary Planning Guidance IOCC Deign Guide for the Urban and Rural Environment (2008) "SPG Design Guide"

Supplementary Planning Guidance Parking Standards (2008)
 Supplementary Planning Guidance Housing Mix (October 2018)
 Supplementary Planning Guidance Maintaining and Creating Distinctive and Sustainable Communities.
 Supplementary Planning Guidance Open Space in New Residential Development (2019)

National Policy:

Technical Advice Note 2: Planning and Affordable Housing
 Technical Advice Note 5: Nature Conservation and Planning
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Welsh Language

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	Confirmation has been received that an application to the SAB is required to prior to any work commencing on site to ensure that the proposal manages on-site surface water adequately.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval in relation to future management of private gardens and to ensure the landscaping scheme is implemented in accordance with the submitted information.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	No response.
Cynghorydd John Ifan Jones	No response.
Cynghorydd Arfon Wyn	No response
Dwr Cymru Welsh Water	Confirmation has been received that Welsh Water is satisfied with the proposal.
Cyngor Cymuned Rhosyr Community Council	No response.
Cadw Scheduled Monuments	No response.
Ymgynghorydd Treftadaeth / Heritage Advisor	No heritage implications.
Cyfoeth Naturiol Cymru / Natural Resources Wales	NRW is satisfied with the proposal with appropriately worded conditions in relation to contamination, piling, and biosecurity.
Strategol Tai / Housing Strategy	No response
Gwasanaeth Addysg / Education Service	Confirmation has been received that there is sufficient capacity in the Primary School to cater for any additional school spaces which development.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Satisfied with the proposal with appropriately worded conditions
GCAG / GAPS	GAPS confirmed that a programme of archaeological evaluation was conducted at the site owing to the moderate potential for

	<p>archaeological remains in the locale. Niwbwrch is notable for its medieval origins, especially at the central crossroads and the surrounding areas.</p> <p>Despite this, the Trial Trenching confirmed that the creation of the old school has significantly altered the sub-surface deposits of the site. Whilst there is still potential for archaeological remains to the east in the area of the old playing fields – the red lined boundary defined by this application falls within the footprint of the old school, where the archaeological potential is deemed to be low. As such there is no recommendation for mitigation in this instance.</p>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the ecological surveys and reptile surveys. The developer should ensure the mitigation and recommendations of the ecological surveys are adhered to.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Standard Policy Comments received
Iechyd yr Amgylchedd / Environmental Health	Standard comments in relation to vibration, contamination of land and hours of working.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 3rd November, 2022. At the time of writing the report 3 letters had been received at the Department and a further 9 web comments. The main comments as follows:-

- No objection but concerns on site traffic on Pendref Street and traffic should not be permitted to use Pendref Street.
- No pavement on Pendref Street close to playground, cul-de-sac and senior citizens
- Children Safety with back gardens directly onto Pendref Street
- Community Infrastructure Levy
- Additional traffic and Highway Safety and Visibility
- Additional traffic signs, speed limits should be looked at
- Pre-Application Process not undertaken correctly
- Concerns when the former school was demolished
- Overlooking and Loss of light
- Loss of amenity
- Impact on Ecology
- Slate roof should be used
- New plans submitted and everyone should have re-consultation
- Development should be in keeping with the surrounding area, flats not acceptable
- Solar panels should be solar tiles

In response to the comments raised by neighbouring properties:-

- The Highways Authority has confirmed that they are satisfied with the proposal, the access, visibility and parking arrangements. Appropriate conditions will be placed on the permission to ensure that further information is submitted to the Local Planning Authority to deal with Construction Traffic prior to commencement of work on site.
- Community Infrastructure Levy is not a planning consideration

- It is considered that the PAC process was undertaken and completed prior to the submission of the planning application.
 - Concerns over demolishing the former primary school is not a consideration for this planning application.
 - Consideration has been given to the impact of the development upon the amenities of adjacent residential properties, this will be further elaborated in the main body of the report.
 - An ecology and reptile survey has been submitted with the planning application and NRW and the Ecologist is satisfied with the information provided. Appropriate conditions will be placed on the permission to ensure the work complies with the recommendations of the surveys.
 - The roofing materials of the proposed dwellings will be slate
 - Adequate consultations have taken place and neighbours have had the opportunity to make comments on all amended/additional information
- It is considered that the development is in keeping with the surrounding area and the design of the dwellings have been taken into consideration.

Relevant Planning History

DEM/2020/4 - Application to determine whether prior approval is required for the demolition of the former school at - Newborough Primary School, Newborough - Permission Required 7/10/20

Main Planning Considerations

In the JLDP Newborough is identified as a Service Village under policy TAI 3 (Housing in Service Villages). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. This site lies within the Newborough development boundary as identified in the JLDP and represents the site of the old primary school the proposal can therefore be considered against Policy TAI 3.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal (14 units) is approximately 35 units per hectare which complies with the requirements of the Policy.

Affordable Housing

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 30% affordable housing for 2 or more units within Service Villages such as Newborough. This would equate to 4.2 dwellings having to be affordable.

It is also worth noting that this application is made by the Isle of Anglesey County Council's Housing Department, the development will therefore be for 100% affordable housing which will comply with the requirement of the Policy.

Housing Considerations

The indicative supply level for Newborough over the Plan period is 40 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc. During the period of 2011 to 2021, a total of 21 (6 on allocated sites and 15 on windfall sites) units have been completed in Newborough. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2021 stood at 9 units). This means that at present there is insufficient capacity within the indicative supply for the settlement of Newborough for this development,.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed).

However, as the settlement has seen its expected level of growth on windfall sites through units completed in the period 2011 to 2021 and completion of the existing landbank the application needed to justify the need of the proposal within the local community. Further information was submitted by the applicant to prove the need for this development in the area. A Housing Need Survey was undertaken and the proposed mix does address the identified need as identified in the Housing Need Survey.

Since this proposal would result in an unexpected windfall site for a large scale housing development in line with criterion (2) of Policy PS 1 a Welsh language impact assessment had been submitted to the Local Planning Authority.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. The planning application was accompanied by a Housing Need Survey and confirmation that the Housing Department will be offering the 14 units as 'tenure neutral' i.e upon completion, the properties can be let at either social or intermediate rent as well as offered for sale under the shared equity scheme. The aim is to provide a mixed tenure development dependent on the need at the time of developing the site.

The proposed development offers a mixture of semi-detached and terrace properties which can accommodate various number of bedrooms and occupants. Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community.

The mixture include 8no 2 bedroom dwellings (2 storeys), 1 no 3 bedroom semi-detached dwellings (2 storeys), 1no 4 bedroom semi-detached dwellings (2 storeys), 4 no 1 bed flats (2 storeys).

Regard is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The proposal would increase the provision of semi-detached and terraced houses in Newborough. and would this increase in provision would contribute towards actions set out within the LHMA. The proposed housing mix would complement the housing mix provided within the area and in light of the above, it is considered that the proposal can be supported on the grounds of need in the locality.

Welsh Language and Culture

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted in support of the application. It is noted that a Welsh Language Statement has been submitted with the application.

The Policy and Welsh Language Manager had not responded to the consultation response, however, it is considered that the impact upon the Welsh Language will be comparatively low and the fact that the dwelling houses will be 100% affordable will mean that the occupiers will remain local.

Provision of Open Spaces in New Housing Developments

As this is a development of 14 dwelling houses it triggers Policy ISA 5, which states that: "New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards of 2.4 hectares per 1000 population."

The Open Spaces in New Residential Developments Supplementary Planning Guidance (SPG) (March 2019) states that the benchmark standard proposed by the FiT consists of a minimum 2.4 hectares per 1000 population.

Following an assessment of the proposed development and the surrounding area and that no open space is provided within the site, the developer should provide a financial contribution of £2,947.19 towards informal and equipped children's play area off site.

Infrastructure Policy

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

Character of the area:

At its core, one of the most fundamental consideration is whether this residential development is acceptable in respect of its design and layout is whether it can comply with the provisions of the JLDP and whether there are any other material considerations which must be taken into account. Policy PCYFF2, PCYFF3 and PCYFF4 are the primary consideration in assisting the proposal from this aspect.

The development is located within the development boundary of Newborough adjoining existing dwellinghouses. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwellings of various designs.

The design and appearance (a mixture of stone/off white render, grey and slate roof) of the proposed units are considered acceptable in terms of their impact on the townscape which will acceptably integrate into the surrounding area. The proposed development includes a mixture of semi-detached dwellinghouses, a row of terrace housing and flats. It is considered that the proposed development will

not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

Effect upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties.

Plot 1 – 4, Plot 12 and Plot13 complies with the guidance set out in the Supplementary Planning Guidance (SPG) Urban and Rural Environment in relation to proximity.

Plot 5 – 8 – These are flats 2 at the ground floor and 2 on the first floor, the distances in the SPG needs to be increased by 3m due to main living accommodation being at first floor level. The flats fail to comply with the distances to the rear boundary; however, consideration has been given to the fact that these flats will overlook the B4421 and Newborough Industrial Units, it is not considered that the flats will have any impact upon the amenities of the adjacent residential property known as 'Bryn Sinc' which is located approximately 25m in a North Easterly direction from the nearest flat.

Plot 9, 10 and 11 fails short of the distances to the boundary; however, as there is a distance of approximately 34m to the property to the rear and that there are existing trees and hedges which will be retained on this boundary, it is considered that there is sufficient distance between the existing property to the rear for these plots not to impact upon the amenities of the adjacent property known as 'Erw Goch'.

Plot 14 falls short of 0.5m to the boundary of the site and side elevation of 1 Stad Hen Ysgol; however, it is not considered that 0.5m short of the distance in a built up area will have a negative impact upon the amenity of this property.

To conclude, by virtue of the separation distanced between the dwellings, the orientation of the proposed units and existing boundary treatments and intervening uses, it is not considered that the proposed development will have a detrimental impact upon the nearby dwelling houses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

Local Highways Authority:

The Highway Authority has confirmed that they are satisfied with the proposed development with appropriately worded conditions and the need for the applicant to provide a Construction Traffic Management Plan prior to commencement of work on site to ensure that the construction traffic will not impact the highway network and adjacent residential properties.

Sustainability:

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should "Reduce the need to travel by private transport and encourage opportunities for all user 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;" (Bullet point 12, Policy PS 5)"

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.39 of PPW (Edition 11, 2021) states;

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

This is further supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states “Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

As previously noted, the application site is located within the development boundary and therefore will naturally be located near sustainable means of travel and facilities. The site is located within a short walking distance to the nearest bus stop, which links Newborough to Menai Bridge, Llangefni and other key destinations.

The application site is also within walking distance to facilities within the village including the local primary school, pub, café, shop and a take away establishment and is within walking distance of the public right of way which links to the Coastal Path and Llanddwyn Beach.

It can therefore be concluded that the proposed development would be in accordance with PPW, TAN 18 and the JLDP, in terms of being in a sustainable location.

Drainage:

In accordance with Policy PCYFF 6 (Water Conservation), as the proposal exceeds the threshold of 10 units, a Drainage Strategy has been submitted with the application. The document provides details of how the development will satisfactorily address how suitable discharge of surface water and foul effluent generated by the proposed development will be dealt with.

The application site is not located within a Flood Zone. Nevertheless, the proposed development will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The proposal entails the inclusion of soakaways. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.

The foul water from the site will discharge into public water sewer. Welsh Water have been consulted regarding the application and not raised any objection to this method of disposing of foul water.

Ecology:

Policy AMG5 of the JLDP ensured that proposal must protect and where appropriate enhance biodiversity that has been identified as being important.

A Preliminary Ecological Appraisal and Herpetofauna Survey Report has been submitted with the planning application which confirmed that the electrical sub-station on the site had nesting swallows within the building. The demolition of the building shall only take place outside of the bird breeding season. The reptile survey found no presence of reptiles. The proposal includes the provision of nest boxes on some of the dwelling-houses as recommended by the ecological survey and two Schwegler bat boxes will be erected in existing trees on the East boundary.

The existing trees and hedges on the East boundary are being retained and new trees, shrubs and community orchard is proposed which will enhance biodiversity.

The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied that the appraisal and mitigation / enhancement measures being proposed. Conditions will be imposed accordingly to secure that the measures outlined within the Preliminary Ecological Assessment are carried out accordingly.

Landscape:

The application is accompanied by detailed landscaping plan which seeks to retain existing trees on the East boundary as well as incorporating new tree planting, shrubs and community orchard.

The Landscape Specialist has assessed the application and is satisfied with the proposed development. Conditions will be attached to any permission to ensure that the proposed landscaping scheme will be carried out within the first planting season after completion or first use of the development, whichever is the sooner. The condition will also insist that the landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

A separate condition will also be attached to ensure that landscaping scheme will be managed accordingly. This will include management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

Conclusion

In summary the proposal for 14 residential units on this site within the development boundary of Newborough aligns with material policies and is acceptable having weighted the material considerations described in the report.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The site shall be landscaped strictly in accordance with Soft Landscape Proposals – 21/19/LP/001 Issue V3 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

(03) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas including the orchard, other than privately owned domestic gardens. The landscape management plan shall also include post establish management of the trees, hedges, grass and ornamental features. Full details shall be submitted to and approved in

writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

(04) No development shall commence until a Construction Environmental Management Plan “CEMP” has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, shall include detail of:

The sustainability of the construction methods to be employed;

Full specification(s) of external lighting (if any)

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Existing hedge and tree protection measures.

Height, specification and colour of any safety all fencing and barriers to be erected in the construction of the development hereby approved.

Monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with British Standards.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development may have on the environment, landscape, local ecology and local amenity.

(05) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey' (copies of this document are available free on request from the local planning authority).

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(06) The dwellings shall not be occupied until the access road shown on plan NHD-LMA-XX-XX-DR-A-7006 Rev P6 has been constructed to the base course level.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(07) The estate road shall be completed to a base course finish with the surface water drainage system complete and fully operational before any work is commenced on the dwellings which it serves.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(08) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway

and of the access.

(09) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(10) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(11) The commencement of the development shall not take place until there has been submitted to and approved in writing by the Local Planning Authority, a Construction Traffic Management Plan (CTMP). The CTMP shall include:

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of indivisible "out of gauge" loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers' plant and equipment; and for the temporary removal of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

(12) The access shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(13) The highway boundary wall/hedge/fence or any new boundary erected fronting the highway shall at no time be higher than 1 metre above the level of the adjoining county road carriageway along the whole length of the sites boundary with the adjoining highway and nothing exceeding this height erected within 2 metre of the said wall/hedge/fence or any new boundary.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(14) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access

(15) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(16) The details to be submitted for approval in writing by the Local Planning Authority shall include:

- the location and the type of street lighting furniture.

The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(17) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

(18) The application site shall be developed strictly and entirely in accordance with the recommendations and mitigation measures outlined in the Preliminary Ecological Appraisal by Enfys Ecology dated 15/10/21 Version 1 the Updated Protected Species Survey Report by Alison Johnston Ecological Consultant dated 11th October 2022 and the Herpetofauna Survey Report by Cambrian Ecology Ltd – dated 5th August 2022.

Reason: In the interests of ecology.

(19) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/60. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: In the interests of amenity.

(20) No development or phase of development, including site clearance, with the potential to impact on invasive species, shall commence until a site wide Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to control, remove or for the long-term management of invasive species both during construction and operation. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to control the spread and effective management of any invasive non-native species on the site.

(21) No development in a specific parcel of land (Electrical Substation at the centre of the site) suspected of contamination, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

Reason: To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination.

(22) No development shall commence until details of piling or any other foundation designs using penetrative methods (sufficient to demonstrate that there is no unacceptable risk to groundwater) have been submitted to and approved in writing by the Local Planning Authority. The foundation designs shall be implemented in accordance with the approved details.

Reason: Foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

(23) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

Reason: To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

(24) The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

- the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
- the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- the arrangements for the transfer of the affordable housing to an affordable housing provider[or the management of the affordable housing] (if no RSL involved);
- the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure that the development provides an element of affordable housing in accord with development plan policy.

(25) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To ensure the dwellings are retained as affordable dwellings

(26) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

- Proposed Drainage Layout – ECL.8561.D05.001 Rev A
- Access Road General Arrangement and Horizontal Alignment - ECL.8561.D07.001 Rev A
- Proposed Foul Water Drainage Layout and Manhole Schedule – ECL.8561.D05.002 Rev B
- Access Road Vertical Alignment Long Sections - ECL.8561.D07.002
- Proposed Surface Water Drainage Layout and Manhole Schedule - ECL.8561.D05.003 Rev A
- Surfacing and Construction Details - ECL.8561.D07.003 Rev A
- Section 104 Layout - ECL.8561.D007 Rev B
- Kerbing and White Lining Layout and Details - ECL.8561.D07.004 Revision A
- Section 38/278 Layout - ECL.8561.D07.005 Rev A
- Planning_5P3B_House_GA_Plans_Elevations – NHD-LMA-XX-XX-DR-A-7003 Rev P4
- Planning_4P2B_Mid-House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7002 Rev P4
- Planning_4P2B_House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7001 Rev P4
- Planning_2P1B_Apartments_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7000 Rev P4
- Planning_6P4B_House_GA_Plans_Elevations - NHD-LMA-XX-XX-DR-A-7004 Rev P4
- Site Plan As Proposed - NHD-LMA-XX-XX-DR-A-7006 Rev P8
- Soft Landscape Proposals – 21/19/LP/001 Issue V3

- Proposed Surface Water Swale Layout – ECL.8561.D05.008
- Site Sections As Proposed - NHD-LMA-XX-XX-DR-A-7007 Rev P3
- Drainage Construction Details Sheet 1 of 2 – ECL.8561.D05.005
- Drainage Construction Details Sheet 2 of 2 – ECL.8561.D05.006
- Proposed Drainage Long sections – ECL.8561.D05.004
- Location Plan and Site Plan - NHD-LMA-XX-XX-DR-A-7005 Rev P4
- Preliminary Ecological Appraisal – Enfys Ecology dated 15/10/21 Version 1
- Geotechnical Ground Permeability and Contamination Investigation Report – Egniol Consulting Ltd dated April 2021 – E1351.GGCI.R1
- Geotechnical Surface Water Flooding
- Soakaway Details - Egniol Consulting Ltd dated 28/9/21
- Archaeological Evaluation (Trial Trenching) Gwynedd Archaeological Trust May 2022
- Housing Need Survey – Rural Housing Enabler
- Herpetofauna Survey Report – Cambrian Ecology Ltd – dated 5th August 2022
- Welsh Language Statement – Cadnant Planning Dated July 2022
- Updated Protected Species Survey Report – Alison Johnston Ecological Consultant – dated 11th October 2022

Reason: To ensure that the development is implemented in accord with the approved details.

(27) No dwelling can be occupied until the developer has contributed towards the provision of Open Spaces in accordance with the policy requirements of ISA 5 of the Joint Local Development Plan Anglesey and Gwynedd (2017).

Reason: To hijack the requirements of ISA Policy 5 of the Joint Local Development Plan

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: TAI3, TAI8, TAI15, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, ISA2, ISA5, PS2, ISA1, PS4, TRA2, TRA4, PS1, PS5, PS6, PS16, PS19, AMG5, AT4

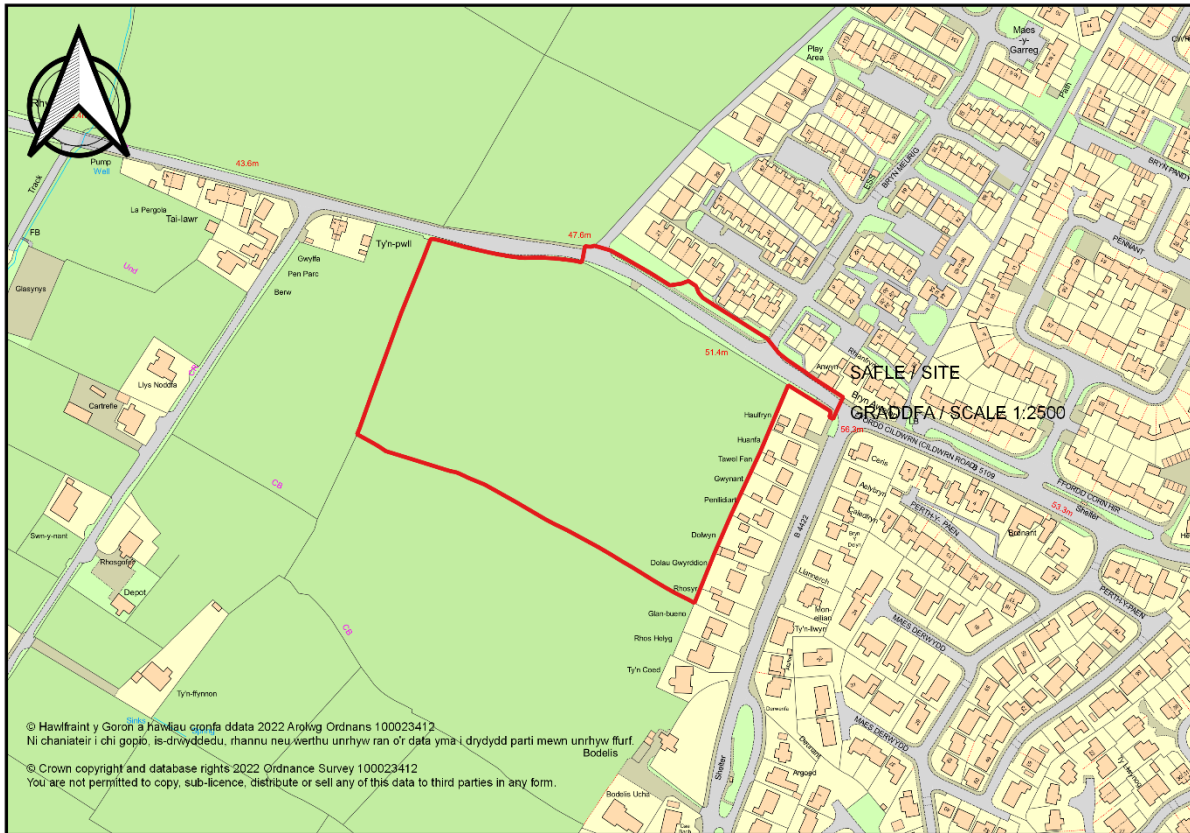
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2022/69

Applicant: The Head of Lifelong Learning

Description: Application under Section 73 for the variation of condition (02) (Approved Plans) and (08) (Surface water drainage) of planning permission reference FPL/2019/7 (Erection of a new primary school) so as to allow surface water to drain into one connection point of the public sewer at

Site Address: Bryn Meurig, Llangefni



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The application is on council owned land.

Proposal and Site

This is a Section 73 planning application for the variation of condition (02) (Approved Plans) and (08) Surface Water Drainage of planning application FPL/2019/7 which was for the erection of a new primary school so as to allow surface water to drain into one connection point of the public sewer instead of two connection points as approved previously.

Key Issues

The key issue is whether Welsh Water is satisfied with amending the proposal to have one connection point for surface water.

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 6: Water Conservation
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Geraint ap Ifan Bebb	No response
Cynghorydd Paul Charles Ellis	No response
Cynghorydd Dylan Rees	No response
Cynghorydd Non Lewis Dafydd	No response
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response
Dwr Cymru Welsh Water	Confirmation that one connection point for surface water is acceptable.
Cynghorydd Nicola Roberts	No response
Cyngor Tref Llangefni Town Council	Concerns of surface water from the site entering one connection point especially in heavy or continuous rain fall.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 16th

November, 2022. At the time of writing the report no letters of representation had been received at the department.

Relevant Planning History

SCR/2018/2 - Screening opinion for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite - Bryn Meurig, Llangefni - EIA Not Required

FPL/2019/7 - Full application for the erection of a new primary school together with the creation of new vehicular access onto the B5109 on land opposite - Bryn Meurig, Llangefni – Permit

DIS/2019/55 - Application to discharge condition (03) (Tree protection plan) (06) (Construction method statement) (15) (Construction traffic management plan) of planning permission FPL/2019/7 on land opposite - Bryn Meurig, Llangefni - Condition Partially Discharged

MAO/2019/11 - Minor amendments to scheme previously approved under planning permission FPL/2019/7 so as to amend the approved external appearance, design of the main entrance and adjoining access gate, relocation of a substation and the design and positioning of fencing on land opposite - Bryn Meurig, Llangefni Permit

DIS/2019/83 - Application to discharge conditions (10) (Great Crested Newt Mitigation and Compensation Method Statement), (11) (Great Crested Newt Site Ecology Management) and (12) (Post construction Amphibian Surveillance) of planning application FPL/2019/7 (erection of a new primary school) on land opposite - Bryn Meurig, Llangefni - Condition Partially Discharged

DIS/2020/90 - Application to discharge condition (06), (Construction method statement) (15), (Construction traffic management plan) of planning permission FPL/2019/7 on land adjacent - Bryn Meurig, Llangefni - Condition Discharged

DIS/2020/91 - Application to discharge condition (03) (Tree protection plan) of planning permission FPL/2019/7 on land adjacent - Bryn Meurig, Llangefni - Condition Partially Discharged

MAO/2020/31 - Minor amendments to scheme previously approved under planning permission FPL/2019/7 (Erection of primary school) so as to amend cladding and remove 2 classrooms on land adjacent - Bryn Meurig, Llangefni - Permit

Main Planning Considerations

This is a Section 73 planning application for the variation of condition (02) (Approved Plans) and (08) Surface Water Drainage of planning application FPL/2019/7 which was for the erection of a new primary school so as to allow surface water to drain into one connection point of the public sewer instead of two connection points as approved previously.

The applicant wishes to connect to one connection manhole chamber SH44767101 at a discharge rate not exceeding 5 l/s. Welsh Water has confirmed that they are satisfied with one connection point for the surface water drainage.

No other changes are proposed as part of this planning application.

Conclusion

Welsh Water has confirmed that they are satisfied with one connection point for surface water drainage. It is therefore considered that the proposal is acceptable and condition (08) will be amended to reflect the one connection point.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.

Location Plan MAO/2020/31	YNL-RYD-00-XX-DR-L-0003 Rev 4 submitted with
Landscape Design Development	YNL-RYD-00-XX-DR-L-0001 submitted with FPL/2019/7
Landscape Maintenance Strategy FPL/2019/7	YNL-RYD-00-XX-DR-L-0002 submitted with
Landscape General Arrangement with MAO/2020/31	YNL-RYD-00-XX-DR-L-2000 Rev 15 submitted
Planting Plan with MAO/2020/31	YNL-RYD-00-XX-DR-L-5100 Rev 7 submitted
Boundary Treatment Plan	YNL-RYD-00-XX-DR-L-6000 submitted with FPL/2019/7
External Compound Bin Store and Sprinkler Tank	YNL-RYD-00-XX-DR-L-7000 Rev 8
Mitigation Pond Design MAO/2020/31	YNL-RYD-00-XX-DR-L-7102 Rev 3 submitted with
Landscape General Arrangement (Welsh) FPL/2019/7	YNL-RYD-XX-XX-DR-L-2001 submitted with
Proposed External Lighting Layout FPL/2019/7	LLA_ESD_XX_XX_DR_E_5003 submitted with
Drainage General Arrangement VAR/2022/69	YNL-HAL-XX-XX-DR-C-5006 Rev C5 submitted with
Drainage Long Section MAO/2020/31	YNL-HAL-XX-XX-DR-C-5007 Rev P6 submitted with
Highways Section General Arrangement MAO/2020/31	YNL-HAL-XX-XX-DR-C-5010 Rev P7 submitted with
GA Plan 00 Ground	YNL-LMA-01-00-DR-A-2000 Rev P15
GA Plan 01 Roof MAO/2020/31	YNL-LMA-01-RF-DR-A-2001 Rev P7 submitted with
GA Elevations with MAO/2020/31	YNL-LMA-01-XX-DR-A-2010 Rev P13 submitted
GA Sections	YNL-LMA-01-00-DR-A-2020 submitted with FPL/2019/7
GA Visualisations	YNL-LMA-01-00-VS-A-2100 submitted with FPL/2019/7
Planning Statement MAO/2020/31	YNL-LMA-XX-XX-RP-A-0002 submitted with
General Arrangement Plan 1 of 3 with MAO/2020/31	YNL-RYD-00-XX-DR-L-2100 Rev 5 submitted
General Arrangement Plan 2 of 3 with MAO/2020/31	YNL-RYD-00-XX-DR-L-2101 Rev 8 submitted
General Arrangement Plan 3 of 3 with MAO/2020/31	341-RYD-00-XX-DR-L-2102 Rev 3 submitted
Boundary and Gate Strategy with MAO/2020/31	YNL-RYD-XX-XX-DR-L-6000 Rev 10 submitted
Surfacing and Edging Strategy with MAO/2020/31	YNL-RYD-XX-XX-DR-L-6101 Rev 7 submitted

External Details
MAO/2020/31

YNL-LST-00-XX-DR-L-7100 Rev 4 submitted with

Retained and Removal Planting 341-LST-00-XX-DR-L-5101 Rev 4 submitted with MAO/2020/31

Proposed External Lighting Layout – YNL-ESD-XX_XX-DR-E-5003 Rev P3

Retaining Wall Sections – YNL-LST-00-XX-DR-L-7101 Rev 3 – submitted with MAO/2020/31

Wildlife Garden 341-LST-00-XX-DR-L-2103 Rev 3 submitted with FPL/2019/7

Water Conservation Statement submitted with FPL/2019/7

Bat Activity/Transect Surveys submitted with FPL/2019/7

Construction Phase Plan submitted with FPL/2019/7

Site Noise Assessment submitted with FPL/2019/7

Tree Survey & Constraints Report submitted with FPL/2019/7

Transport Assessment Report submitted with FPL/2019/7

Preliminary Ecological Appraisal submitted with FPL/2019/7

Sustainability Strategy – LZC Assessment Report submitted with FPL/2019/7

Ecological Compliance Audit submitted with FPL/2019/7

Biosecurity Risk Assessment for works associated with Great Crested Newt, other amphibians, landscaping and pond creation. submitted with FPL/2019/7

Great Crested Newt Site Ecology Management Plan 2021 to 2046 submitted with FPL/2019/7

Phase I & II Geoenvironmental Report submitted with FPL/2019/7

Great Crested Newt Mitigation and Compensation Method Statement submitted with FPL/2019/7

Reason: To ensure that the development is implemented in accord with the approved details.

(03) Tree ‘T2’ shown on TMN Arboriculture Tree Survey and Constraints Report shall be retained and shall be protected by strong fencing, the location and type to be previously approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the local planning authority.

Reason: To protect the existing tree identified to be retained.

Condition partially discharged under planning application DIS/2020/91.

(04) The site shall be landscaped strictly in accordance with YNL-RYD-00-XX-DR-L-0001 (Landscape Design Development) and YNL-RYD-00-XX-DR-L-2000 (Landscape General Arrangement), YNL-RYD-00-XX-DR-L-5000 (Planting Plan) and the YNL-RYD-00-XX-DR-L-6000 (Boundary Treatment Plan) within 12 months following completion, or first use of the development, whichever is the sooner. Trees and hedges that form of part of the landscaping scheme shall be retained for lifetime of the development hereby approved. Any trees or hedge plants that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.

Reason: To ensure that the development is implemented in accordance with the approved landscape and planting scheme. In the interests of the visual amenities of the locality.

(05) The development should cause no nuisance by dust, fumes, noise, odour or artificial light (Any construction works should be carried out between the following times - 0800 - 1800 hrs - Monday to Friday; 0800 - 1300 hrs, Saturday's and no working on Sunday's or Bank Holidays). In addition, it is recommended that the construction works be carried out in accordance with CIRIA Document - C650 C741, 2015 – Environmental Good Practice On Site (Fourth Edition).

Reason: In the interests of the amenities of neighbouring properties.

(06) Where it is necessary to prepare the site using pneumatic rock machinery the developer will be required to take all reasonable steps to prevent nuisance being caused to current occupiers of surround residences from noise vibration and dust.

Rock breaking should be confined to the hours of 0800 hrs to 1800 hrs Monday to Friday and 0800 hrs to 1300 hrs on Saturday. No works should be undertaken on Sunday's or Bank Holidays. Surrounding residents should be pre-notified of any noisy work and the likely duration of the works. Suitable and sufficient controls should be in place to control wind blown dust arising from rock stock piles.

Reason: In the interests of the amenities of neighbouring properties.

Condition discharged under planning application DIS/2020/90.

(07) If during redevelopment, materials is found or suspected of being contaminated, then the developer should undertake soil testing and analysis. If the land is found to be contaminated, then a suitable remediation strategy should be prepared for the site to the satisfaction of the Local Planning Authority.

Reason: To prevent pollution of the water environment.

(08) Surface water flows from the development shall only communicate with the public surface water network manhole chamber ref: SH44767101 as indicated on the extract of the Sewerage Network Plan attached to this decision notice) through an attenuation device that discharges at a rate not exceeding 5 l/s.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(09) The development of the site as shown on the Sewerage Network Plan will involve certain conditions which must be strictly adhered to. These are:-

- **No structure is to be sited within a minimum distance of 10 metres from the centre line of these pipes. The pipeline must therefore be located and marked up accurately at an early stage so that the Developer or others understand clearly the limits to which they are confined with respect to the Welsh Water apparatus. Arrangements can be made for Welsh Water staff to trace and peg out such water mains on request of the Developer.**
 - **Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.**
 - **If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.**
 - **The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.**
 - **The existing ground cover on the water main should not be increased or decreased.**
 - **All chambers, covers, marker posts etc. are to be preserved in their present position.**
 - **Access to Welsh Water's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.**
- No work is to be carried out before Welsh Water has approved the final plans and sections.**

Reason: To protect the integrity of the public sewerage system and ensure prevention of pollution to the environment.

(10) The development will be carried out strictly in accordance with the mitigation measures described in the Bat Activity/Transect Surveys Report. If the plans are changed in ways that may

harm or disturb the bats or their resting places at this site works should cease immediately and the Local Planning Authority should be contacted.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

Condition partially discharged under planning application DIS/2019/83.

(11) The great crested newt mitigation and compensation measures will be carried out in strict accordance with the Great Crested Newt Mitigation and Compensation Method Statement and to the Local Planning Authority's and NRW's satisfaction.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

Condition partially discharged under planning application DIS/2019/83.

(12) The Great Crested Newt Site Ecology Management Plan 2021 to 2046 will be implemented to the Local Planning Authority's and NRW's satisfaction.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

Condition partially discharged under planning application DIS/2019/83.

(13) The post construction amphibian surveillance will be implemented to the satisfaction of the Local Planning Authority's and NRW's satisfaction.

Reason: To promote the biodiversity interests as part of the development and to assist in mitigation for the impacts of development on existing biodiversity on the site.

(14) The existing redundant gateway opening on the northern boundary of the site shall be removed and the boundary made good to match the existing/proposed boundary, before the school is brought into use.

Reason: In the interest of highway safety to prevent potential conflicting traffic movements.

(15) The development hereby approved shall not be brought into use until a Traffic Management/Travel Plan has been submitted to and approved in writing by the local planning authority to detail the management of traffic when the school is operational. The development shall thereafter proceed in accordance with the approved details.

Reason: In the interests of highway safety.

Condition discharged under planning application DIS/2019/55.

(16) No development shall commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of the management of construction traffic including deliveries, staff and visitor access and parking and the proposed design of the temporary site construction access and the programme / timetable for the implementation of the permanent roundabout site access.

Reason: In the interests of highway safety.

Condition discharged under planning application DIS/2020/90.

(17) No operation/use will take place until an assessment of the noise emissions of fixed plant and machinery has been undertaken to demonstrate compliance with the plant noise limits specified in the Site Noise Assessment submitted with the application.

Reason: To prevent any adverse impact from noise on neighbouring residential receptors.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF6, TRA4, PS4, PS5, PS6, PS19, ISA1, ISA2, AMG3, AMG5

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.