

12.1

Gweddill y Ceisiadau

Remainder Applications

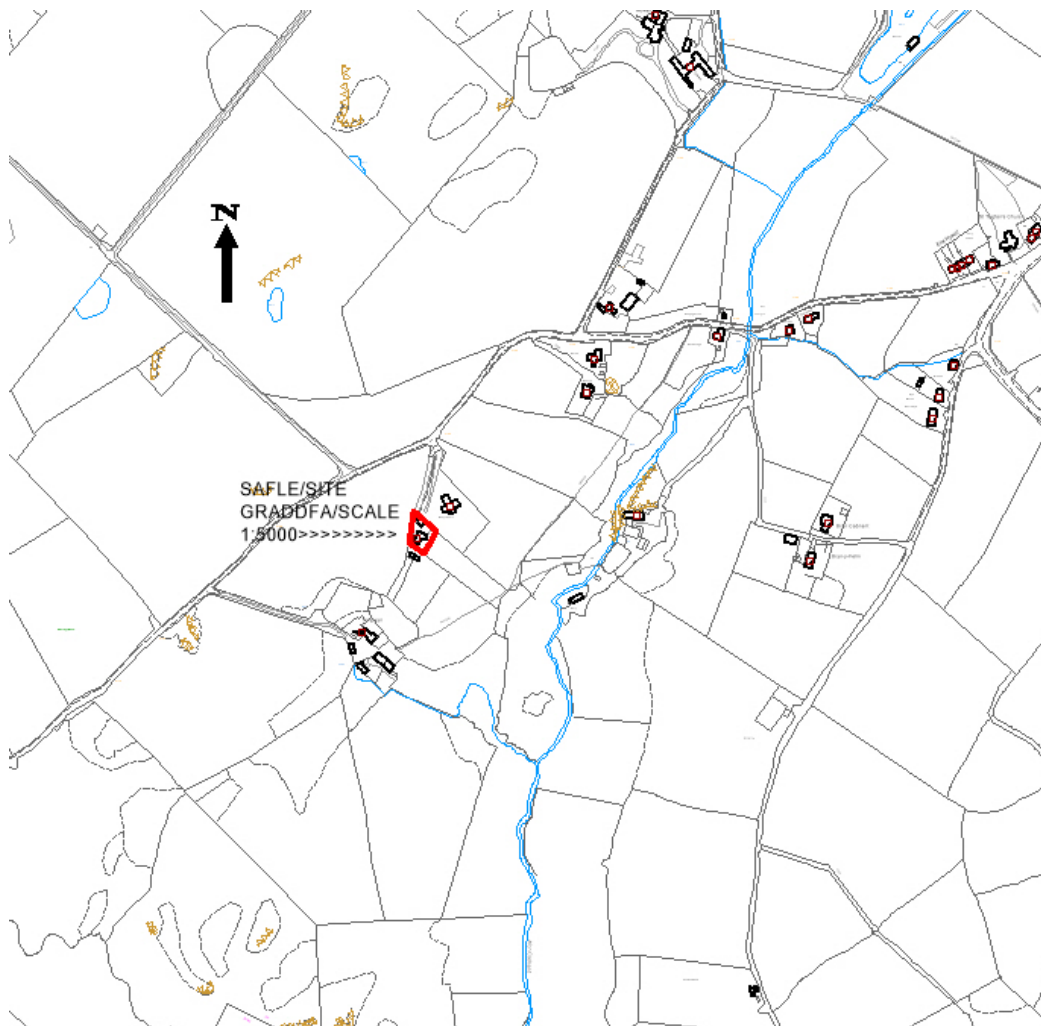
Rhif y Cais: 17C226H Application Number

Ymgeisydd Applicant

Mr & Mrs Williams

Cais llawn i addasu ac ehangu yn / Full application for alterations and extensions to

Gernant, Lôn Ganol, Llandegfan



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is presented to the Planning and Orders Committee at the request of two Local Members.

1. Proposal and Site

The application is a full application for alterations and extensions at Ger Nant, Llandegfan.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable and complies with policy.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 42 – Design

Policy 55 – Conversions

Policy 58 - Extensions

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape

Policy HP7a – Extensions

Policy HP8- Rural Conversions

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Local Member Councillor Lewis Davies – Call in to the Planning and Orders Committee

Local Member Councillor Carwyn Jones – Call in to the Planning and Orders Committee

Local Member Councillor Alwyn Rowlands – No response received at the time of writing this report

Community Council – Support application

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations was the 12/01/2017. At the time of writing this report 1 letter of objection was received with the following comments:-

- Overlooking due to window in the gable end.

In response to the objection received.

The applicant has omitted the window in the gable end to alleviate any concerns raised by the neighbour.

It is not considered that the proposal would have a negative impact upon the amenities of adjacent residential properties.

5. Relevant Planning History

17C226 – Erection of a stable block on land at Nant y Wennol, Llandegfan – Approved 7/3/94

17C226A – Conversion of stable block into a dwelling together with alterations and extensions and installation of a new septic tank at Nant y Wennol, Llandegfan – Approved 14/12/04

17C226B – Amended plans to recently approved 17C226A for the conversion of a stable block into a dwelling at Nant y Wennol, Llandegfan – Refused 09/12/05

17C226D – Alterations and extensions together with the formation of a new driveway at Nant y Wennol, Llandegfan – Approved 05/10/06

17C226E – Erection of a detached double garage at Gernant, Llandegfan – Approved 20/12/10

17C226F – Full application for alterations and extensions to Gernant, Llandegfan – Withdrawn 24/3/16.

17C226G - Full application for alterations and extensions – Refused 6/10/16

6. Main Planning Considerations

Background to the application site.

Planning permission was obtained under planning application 17C226A for the conversion of a stable block into a dwelling under the provisions of policy 55 (Conversion) of the Ynys Mon Local Plan.

Policy Considerations

Policy 55 of the Ynys Mon Local Plan states;

The conversion to a dwelling or holiday accommodation of an existing building which is not located within or on the edge of a settlement will only be permitted where:-

- The building is structurally sound and capable of conversion without extensive rebuilding or extension tantamount to the erection of a new dwelling.
- Any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded.

iii. The conversion scheme respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured.

iv. The proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality.

v. Satisfactory access, parking, amenity space, and sewerage arrangements are provided.

Policy HP8 of the Stopped Unitary Development Plan states;

The conversion to a dwelling or holiday accommodation of an existing building, which is located in a cluster, hamlet, or in open countryside will be permitted where :

i) the building is structurally sound and capable of conversion without extensive rebuilding or extension which would be equivalent to the erection of a new dwelling; and

ii) any inherent characteristics of merit in the building are retained and any features of historical or architectural importance are safeguarded; and

iii) the scheme of conversion respects the character, scale and setting of the existing building, and involves only minor external alterations, unless it can be demonstrated that significant enhancement of the appearance of the building will be secured; and

iv) the proposal, including any associated curtilage and infrastructure, would not result in an undesirable intrusion into the landscape, or harm the amenities of the locality; and

v) satisfactory access, parking, amenity space, and sewerage arrangements are provided.

The Supplementary Planning Guidance on Rural Conversions states that extensions must be subservient to the original structure and schemes should adopt the principle of adapting to the building rather than radically changing its appearance to suit the new use.

Main Planning Considerations.

The application site is not located within a recognised settlement or boundary and is located in the open countryside.

The original stableblock measured 83.16 square metres and alterations and extensions were later approved under application reference 17C226D which amounted to an extension of 25.65 square metres (equivalent of 30% increase). Another subsequent application was approved for a detached double garage amounting to 92.02 square metres.

The Proposal

This application is for further alterations and extensions to the building amounting to a 92.02 square metres. This would amount to a 111% increase on the original outbuilding located in the open countryside.

The building has already obtained permission for a 25.65 square metre extension under application reference 17C226D, (equivalent of 30%) increase. If this application was approved it would take the overall new extensions to 141% increase on the size of the original outbuilding.

A previous application was refused by the Planning Committee in October for the erection of a 100.94 square metre extension. The current application has only been reduced by 18.92 square metres.

Discussions have taken place between the Local Planning Authority and the Applicant to try to come to a compromise on the size of the extension, however the applicant was not willing to reduce the size of the extension and requested that we deal with the application as submitted.

Whilst accepting that it can be argued that the current proposals do enhance the appearance of the building. It is not considered that this application complies with the spirit of Policy 55 of the Ynys Môn Local Plan and Policy HP8 of the Stopped Unitary Development Plan which seeks to respect the character, scale and setting of the existing building. The policy goes on to state that the building should be capable of conversion without extensive re-building or extension which would be equivalent to the erection of a new dwelling.

7. Conclusion

The application does not comply with Policy 55 of the Ynys Môn Local Plan or Policy HP8 of the Stopped Unitary Development Plan.

The proposal would provide a further 111% increase in floor area, which is over and beyond the criteria of the policies stated above located in an open countryside location. If the application would be approved it would set a precedent for further applications to be approved in the future.

8. Recommendation

Refused

(01) The amount of extension go well beyond what could reasonably be described as minor external alterations. The proposal is therefore contrary to Policy A6 of the Gwynedd Structure Plan, Policy 55 of the Ynys Môn Local Plan, Policy and HP8 of the stopped Unitary Development Plan and advice contained within Planning Policy Wales (9th Edition), Technical Advice Note 6: Planning for Sustainable Rural Communities and Supplementary Planning Guidance – Design Guide for the Urban and Rural Environment.

12.2

Gweddill y Ceisiadau

Remainder Applications

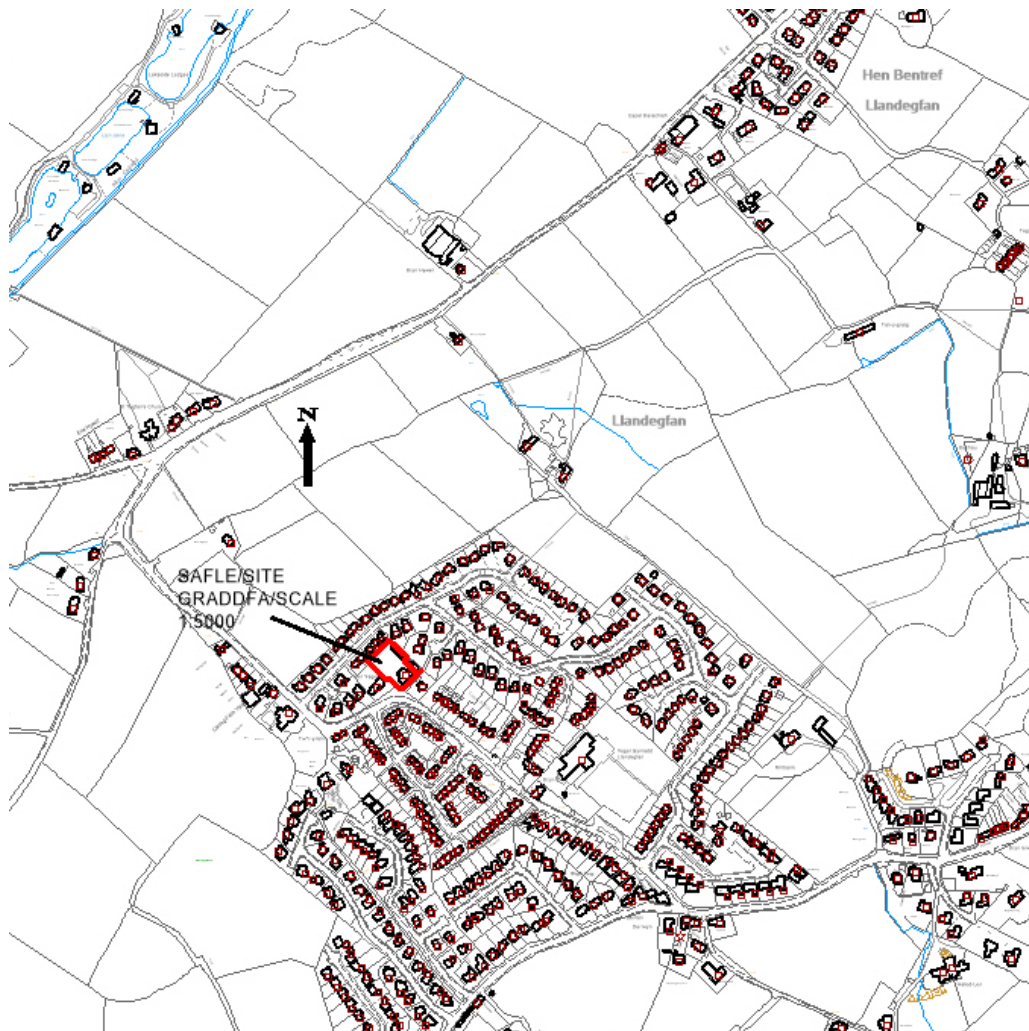
Rhif y Cais: 17C511 Application Number

Ymgeisydd Applicant

Clwyd Alyn Housing Association

Cais llawn i ddymchwel yr ysgol presennol, codi pump annedd newydd ynghyd a gwelliannau i'r mynedfa presennol yn / Full application for the demolition of the existing school, the erection of five dwellings together with improvements to the existing vehicular access at

Hen Ysgol / Former School, Bro Llewelyn, Llandegfan



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is on council owned land.

1. Proposal and Site

The application is a full application for the demolition of the existing school, and the erection of 3 semi-detached houses and 2 apartments in lieu together with improvements to the existing vehicular access at Former School, Bro Llewelyn, Llandegfan.

2. Key Issue(s)

The key issues can be identified as the following:-

1. Can the development be supported by development plan policies?
2. Highway safety and drainage
3. Would residential amenity be affected
4. Impact on nearby Listed Buildings

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 – Landscape
Policy 35 – Nature Conservation
Policy 41 – Conservation of Buildings
Policy 42 – Design
Policy 48 - Housing Development Criteria
Policy 49 – Defined Settlements

Gwynedd Structure Plan

Policy A2 – Housing land
Policy A3 – Scale and Phasing
Policy D4 – Location, siting and design
Policy D20 – Sewage disposal
Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN4 – Biodiversity
Policy HP2 – Housing Density
Policy HP4 – Villages
Policy EN1 – Landscape Character
Policy EN13 – Conservation of Buildings

4. Response to Consultation and Publicity

Community Council – Supportive of revised plan with regards to two apartments and supportive of Built Environment comments regarding the Listed Well House.

Local Member (Lewis Davies) – Support the application for 5 affordable dwellings in Llandegfan.

Local Member (Carwyn Jones) – Support the application as there is a need for affordable housing. The proposal will improve the site in its present state.

Local Member (Alwyn Rowlands) – No objection

Environmental Health – Conditional Approval on contaminated land.

Welsh Water – Conditional Approval

Natural Resources Wales – No objection

Highways Department – Conditional Approval

Drainage Department – Comments

Footpath Officer – Comments

Gwynedd Archaeological Planning Service – Conditional Approval

Site notices were placed near the site. The expiry date for receiving representations was the 12/1/17. At the time of writing the report 3 letters of objection was received. The main reasons for objecting as follows:-

- Loss of a listed building
- Adverse affect on the retained Listed Buildings
- Overlooking / Loss of privacy
- Impact on road/highway safety
- Unacceptable density of the development
- Parking
- Drainage problems

In response to the objections raised:-

- The building which is to be demolished is not a listed building
- A Heritage Impact Assessment has been submitted with the application. The Built Environment section of the council has commented that the proposal will not have a negative impact on the setting of nearby listed buildings
- It is not considered that the proposal will cause enough overlooking to warrant refusing the application. The distances between the properties and surrounding dwellings comply with the Supplementary Planning Guidance on proximity of development.
- The highways department has confirmed that they are satisfied with parking and access arrangements.
- Welsh Water and the drainage section of the council are satisfied with the drainage and surface water on the site with appropriate worded conditions.

5. Relevant Planning History

None

6. Main Planning Considerations

The application is a full application for the demolition of the existing school, together with the erection of 3 semi-detached dwellings and 2 apartments in lieu, together with improvements to the existing vehicular access at Former School, Bro Llewelyn, Llandegfan

1. Can the development be supported by development plan policies?

The site is located within the village of Llandegfan identified as a defined settlement under Policy 49 of the Ynys Mon Local Plan which allows housing within the development boundary. The site is within the development boundary of the village as defined under Policy HP4 of the stopped Unitary Development Plan. This policy allows the development of unlimited plot numbers. The application is to demolish the former school and the erection of 5 dwellings. The site is located amongst existing residential development and the application has been submitted by Clwyd Alun Housing Association.

Affordable Housing – Policy HP7 of the Stopped Unitary Development Plan – Affordable Housing - Housing Need states that in Villages on sites of 5 or more dwellings the development should seek the provision of 30% of the units being for affordable housing. The site would therefore generally be expected to deliver 2 units as its affordable housing contribution. However, it is understood that the application will in fact provide all 5 units as affordable dwellings for local people and a unilateral undertaking will be agreed and signed prior to the permission being released.

2. Highway safety and drainage

Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. Concerns have been expressed by objectors on the current access and parking, however the Highway Authority raises no objection to the application subject to conditions.

Welsh Water and the drainage section of the council has confirmed that the drainage is acceptable in principle with appropriate worded conditions.

3. Would residential amenity be affected

Design and Privacy Issues: There are many different types of dwellings in the vicinity of the site. The design of the proposed new dwellings are considered to be sympathetic to the area and will not look out of place. Concerns have been raised that the development will give rise to overlooking to neighbouring properties. It is not considered that the proposed new dwellings would unduly affect existing amenities due to the distances and orientation of the properties. The proposal complies with the distances in the Supplementary Planning Guidance on Urban and Rural Environment.

Plot 3 is located approx 16metres from the side elevation of the community centre to the South West of the site. The SPG guidance states from ground floor main – the side elevation of the neighbouring property a distance of 12m should be achieved.

Plot 1 is located 4.9metres to the boundary of the Carreg Felin estate. The SPG guidance states that side elevations to boundaries should achieve a distance of 2.5 metres

Plots 1, 2, and 3 are at a distance of 9.8metres from the North East boundary of the site. The SPG guidance states that ground floor main to the boundary should achieve a distance of 10.5 metres. However a 1.8metre high fence will be placed on the North East boundary.

The apartments on plots 4 and 5 is located 12metres from Old School Garden. The SPG guidance states that ground floor main to side elevations should achieve a distance of 12 metres.

Apartment 4 and 5 is located a distance of 2.2 metres from the School House. The SPG guidance states that a distance of 3.5metres should be achieved from side-side elevations, however the existing former school was located much closer to the School House (0.9metres), therefore it is considered that the proposal would have less of an impact than that of the original building.

4. Impact on nearby Listed Buildings

The subject site lies adjacent to two separate grade II listed buildings; Hen Ysgol and Wellhouse. The application was accompanied by a Heritage Impact Assessment.

Policy 41 of the Ynys Mon Local Plan and Policy EN13 of the Stopped Unitary Development Plan states that buildings of special architectural and historic interest and their settings will be protected from unsympathetic development.

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is considered that the proposal should not have an impact on the special characteristics of the neighbouring listed buildings as the development has been located an acceptable distance away from the Hen Ysgol and Wellhouse and will therefore not have a negative impact upon the setting of the listed buildings.

Ecology: An ecological survey has been carried out on both buildings on the site. The survey indicates that the buildings does not currently support bats. Best practice recommendations are however made.

7. Conclusion

The scheme is acceptable in policy terms and consultees raise no issues of concern.

8. Recommendation

To **permit** the application subject to conditions subject to the signing of a unilateral agreement for affordable housing.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) 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: In the interest of Highway Safety.

(03) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced. A full comprehensive and robust Traffic Management Scheme including:-

- i. **The parking of vehicles for site operatives and visitors**
- ii. **Loading and unloading of plant and materials**
- iii. **Storage of plant and materials used in constructing the development**
- iv. **Wheel washing facilities (if appropriate)**

- v. **Hours and days of operation and the management and operation of construction and delivery vehicles.**

It is a requirement under law to serve an abnormal load notice to police and to Highway and Bridges Authorities under “The Motor Vehicle (Authorisation of Special Types) General Order 2003”.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(04) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site which should be submitted to the Local Planning Authority for its written approval prior to any other works being carried out.

Reason: In the interests of public health.

(05) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

(06) A full photographic record of the building must be undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings. The record must be approved by the Local Planning Authority before being deposited with the regional Historic Environment Record.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future references and research.

(07) Full details of the method of foul and surface water drainage shall be approved in writing with the Local Planning Authority prior to the commencement of any works.

Reason: To protect the integrity of the public sewerage system.

(08) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure that the development is in the interests of amenity.

(09) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 17C511.

Location Plan	1.01 Rev B	22/11/16
Proposed Site Plan	1.03 Rev C	09/12/16

Drainage Layout	16254/501	12/01/17
Drainage Scheme		06/01/17
Proposed Elevations and Floorplans Plot 1, 2 + 3	2.01 Rev A	22/11/16
Proposed Elevation and Floorplans Plot 4+5	2.02 Rev B	22/11/16
Protected Species Survey	Ecological Design Consultants	04/11/16

Reason: For the avoidance of doubt.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Planning Policy Guidance Wales Edition 9 –
4.11 Promoting sustainability through good design

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment

Welsh Office Circular 61/96

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

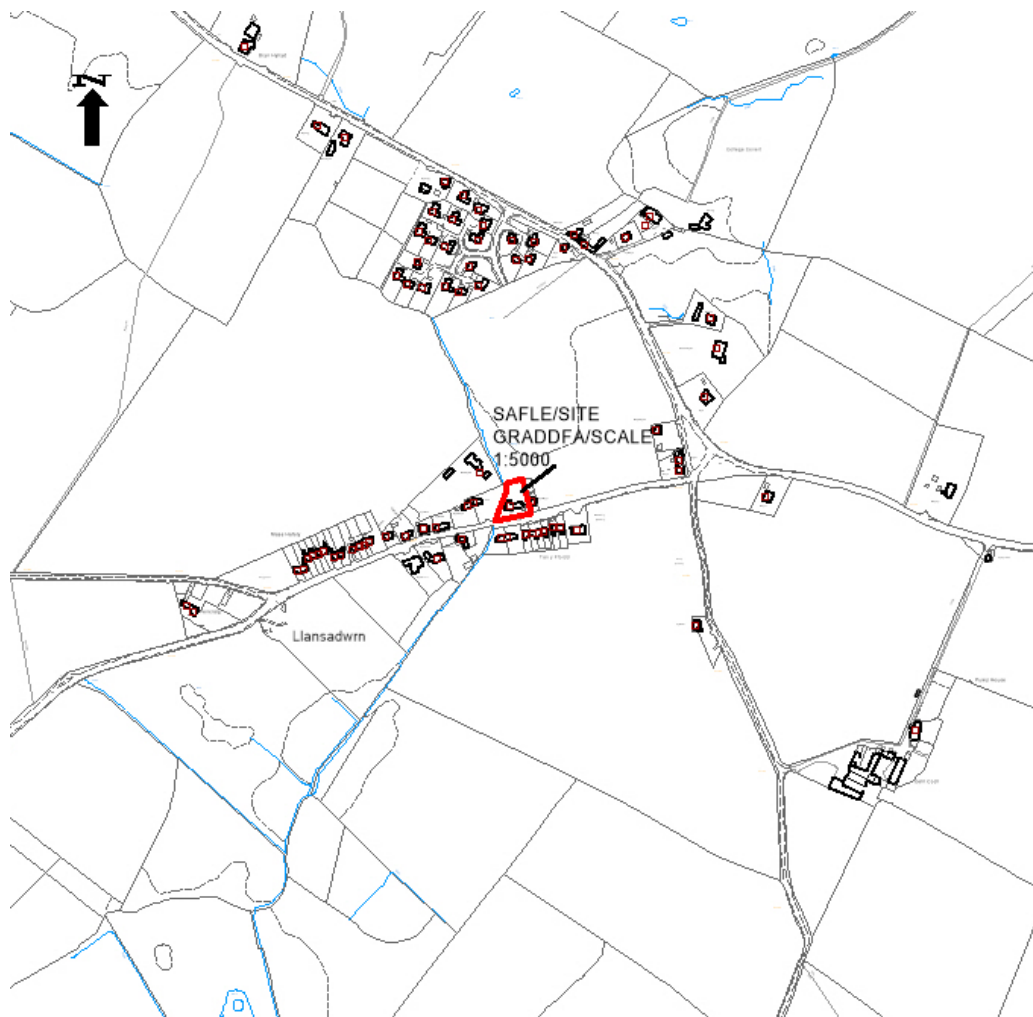
Rhif y Cais: 17C512 Application Number

Ymgeisydd Applicant

Clwyd Alun Housing Association

Cais llawn ar gyfer dymchwel y neuadd gymuned, codi pedwar annedd ynghyd a chreu mynedfa i gerbydau yn / Full application for demolition of the community centre, the erection of four dwellings together with the construction of a vehicular access at

Neuadd Llansadwrn Hall, Llansadwrn



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is on council owned land.

1. Proposal and Site

The application is a full application for the demolition of the existing building together with the erection of 4 dwellings at Community Centre, Llansadwrn.

2. Key Issue(s)

Compliance with relevant development plan policies; highways safety and drainage; ecological issues, whether the development will have a negative impact upon neighbouring properties.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 35 – Nature Conservation

Policy 42 – Design

Policy 48 - Housing Development Criteria

Policy 50 – Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing land

Policy A3 – Scale and Phasing

Policy D4 – Location, siting and design

Policy D20 – Sewage disposal

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN4 – Biodiversity

Policy HP5 – Countryside Hamlet and Cluster

Policy EN1 – Landscape Character

4. Response to Consultation and Publicity

Community Council – No response at the time of writing the report

Local Member (Lewis Davies) – Support

Local Member (Carwyn Jones) – Support

Local Member (Alwyn Rowlands) – No response

Welsh Water – Conditional Approval

Natural Resources Wales – Standard advice

Highways Department – Conditional Approval

Drainage Department – Conditional Approval

GAPS – Conditional Approval

Site notices were placed near the site. The expiry date for receiving representations was the 13/1/17. At the time of writing the report 2 letters of objection was received. The main reasons for objecting as follows:-

- Pavements should be provided at the front of the application site
- A bat survey should be undertaken on the original outbuilding

In response to the objections raised.

- A pavement has now been provided in front of the site.
- A bat survey has been submitted as part of the application. Natural Resources Wales and the Biodiversity Officer of the council are satisfied with the report.

5. Relevant Planning History

17LPA639/CC – Improvements to the existing access at Canolfan Llansadwrn, Llansadwrn.

6. Main Planning Considerations

The application is to demolish the existing building together with the erection of 4 dwellings. The site is located amongst existing residential development and the application has been submitted by Clwyd Alun Housing Association.

Principle of the development – Llansadwrn is identified as a listed settlement under Policy 50 of the Ynys Mon Local Plan which normally allows single dwellings to be built within or on the edge of the settlement. The Stopped Unitary Development Plan identifies Llansadwrn as a Hamlet and Cluster area as defined under Policy HP5 which states single dwellings will be permitted on infill sites or other acceptable sites immediately adjacent to the developed part of the settlement.

There is ample room to accommodate 4 dwellings within the plot. The proposal is considered as an infill respecting the pattern of frontage development. Whilst not strictly in compliance with the single plots policy 50 (although it would be had the plots been submitted separately), it is not considered that a material harm will arise in approving the development of 4 dwellings as an infill in this location.

Highways - Policy FF11 and FF12 of the adopted Gwynedd Structure Plan and Policy 1 and 26 of the Ynys Mon Local Plan and Planning Policy Wales Edition 9, Technical Advice Note 18 (Wales) Transport, Isle of Anglesey Parking Standards (10/1994) and GP1 and TR10 of the Stopped Ynys Mon Unitary Development Plan relate to parking and access considerations. The Highway Authority raises no objection to the application subject to conditions. The applicant will provide a 1.8 metre wide footway along the whole length of the application site.

Drainage - The drainage section of the council has confirmed that the drainage systems appear to be satisfactory in principle.

Design and Privacy Issues - There are many different types of dwellings in the vicinity of the site. The design of the proposed new dwellings are considered to be sympathetic to the area and will not look out of place. It is not considered that the proposed new dwellings would unduly affect existing amenities due to the distances and orientation of the properties.

Ecology - An ecological survey has been carried out on the building. The survey indicates that the buildings does not currently support bats. Best practice recommendations are however made.

7. Conclusion

The proposal is considered as an infill site which would respect the pattern of development in the area. Policy 50 states that 'planning permission will normally only be granted for single dwellings', however. it is not considered that the proposal would harm the physical or social character of the area.

8. Recommendation

To **permit** the application subject to conditions

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) 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 the interest of Highway Safety.

(03) 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: In the interest of Highway Safety.

(04) 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: In the interest of Highway Safety.

(05) The access shall be completed with a bitumen surface or other suitable surfacing material as may be agreed in writing with the Local Planning Authority for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in working order before the use hereby permitted is commenced.

Reason: In the interest of Highway Safety.

(06) 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: In the interest of Highway Safety.

(07) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced.

A full comprehensive and robust Traffic Management Scheme including:-

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**

- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

It is a requirement under law to serve an abnormal load notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(08) 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 the interest of Highway Safety

(09) Within 1 month of the access hereby permitted being first brought into use the existing access serving the site shall be permanently closed and the highway boundary reinstated in accordance with the details to be agreed in writing by the Local Planning Authority.

Reason: In the interest of Highway Safety

(10) A 1.8 metre wide pedestrian footway shall be constructed along the whole frontage of the site adjacent the public highway. Details for the design and construction of the footway shall be submitted to and approved in writing by the Local Planning Authority before any other work commences on the remainder of the development. The footway shall be completed as per the approved plans before any dwelling hereby approved is occupied.

Reason: In the interest of Highway Safety

(11) 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. The management and maintenance plan shall include the arrangements to secure the operation of the scheme throughout its lifetime.

Reason: In the interest of Highway Safety

(12) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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 existing residents or the environment and to Dwr Cymru Welsh Water's assets.

(13) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water

Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. No development (including the raising or lowering of ground levels) will be permitted within 3 metres either side of the centerline of the public sewer.

Reason: To protect the integrity of the public (sewer/sewers) and to avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(14) The development hereby approved shall not commence until a photographic survey of the buildings has been undertaken in accordance with the Gwynedd Archaeological Planning Service Requirements for General Photographic Surveys of Buildings, and the survey submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate record is made of all structures affected by the proposals and that the record is held within the public domain for future reference and research.

(15) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure that the development is in the interests of amenity.

(15) The development permitted by this consent shall be carried out strictly in accordance with the plans submitted under planning application reference 17C512.

Location Plan	1.01	25/10/16
Proposed Site Plan	103B	16/12/16
Proposed Elevations and Floorplans Plot 3 & 4	2.02D	16/12/16
Proposed Elevations and Floorplans Plot 1 & 2	2.01B	16/12/16
Drainage Scheme		16/12/16

Reason: For the avoidance of doubt

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Planning Policy Guidance Wales Edition 9 –
4.11 Promoting sustainability through good design

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment

12.4

Gweddill y Ceisiadau

Remainder Applications

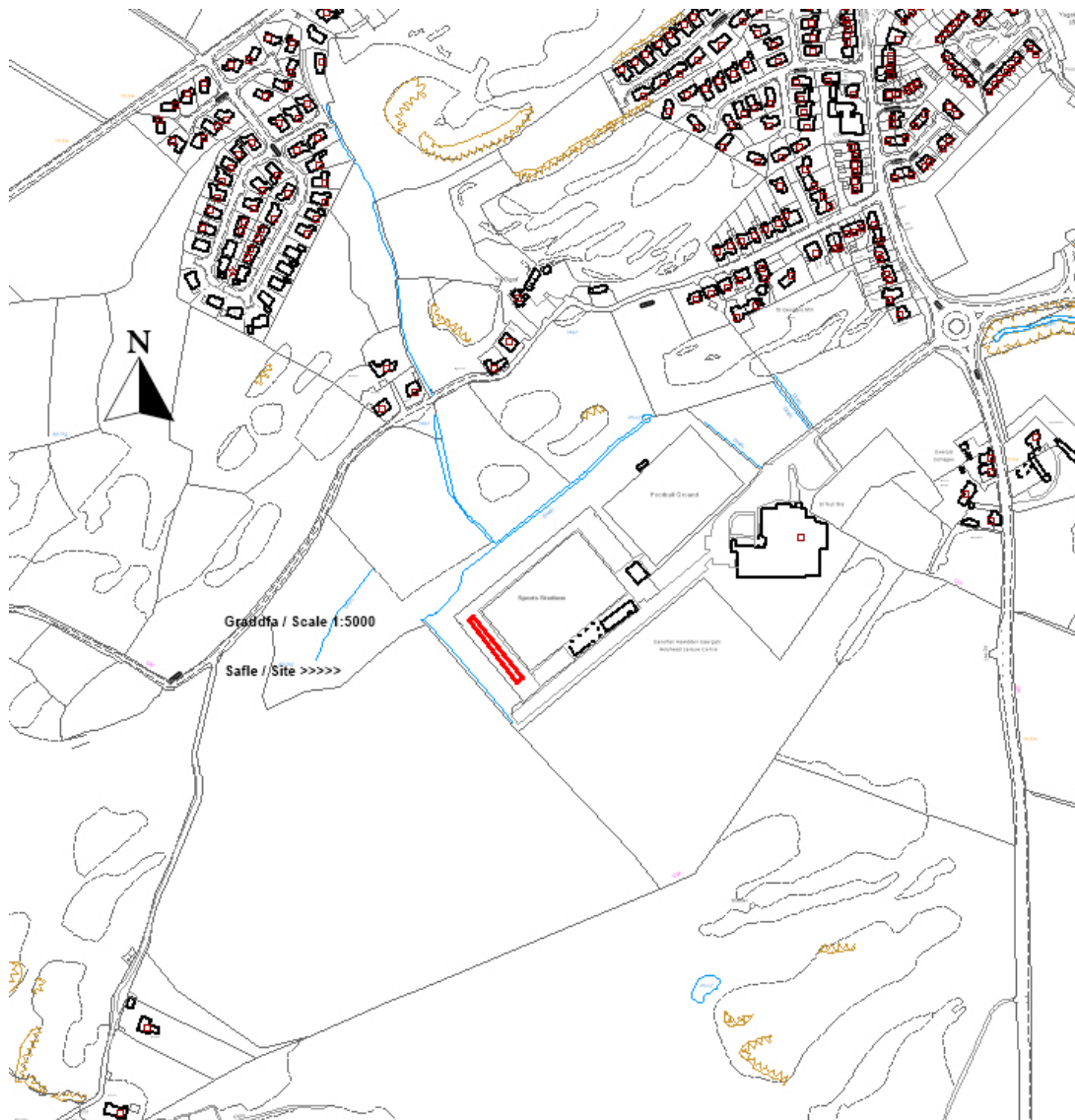
Rhif y Cais: **19C845K** Application Number

Ymgeisydd Applicant

Richard Parry

Cais llawn ar gyfer codi ardal sefyll 65m o hyd wedi'i gysgod i wylwyr yn / Full application for the erection of a 65m covered spectator standing area at

Holyhead Hotspur Football Club, Canolfan Hamdden Caergybi/Holyhead Leisure Centre



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (AL)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is submitted by the Local Authority.

1. Proposal and Site

The application site is Holyhead Hotspur football ground adjacent to Holyhead Leisure Centre. The proposal entails the erection of a new covered standing area.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable in terms of impact on adjoining properties and their amenity.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – General Control Guidance

Policy GP2 – Design

Planning Policy Wales (9th Edition), January 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Arwel Roberts – No response received at the time of writing this report

Councillor Raymond Jones - No response received at the time of writing this report

Councillor Robert Jones – No response received at the time of writing this report

Town Council – No response received at the time of writing this report

Public Consultation – The application was afforded two means of publicity. These were by the placing of a notice near the site and serving of personal notifications on the owners of neighbouring properties. The latest date for the receipt of representations is the 03/02/2017. At the time of writing this report, no letters of representations had been received.

5. Relevant Planning History

19C845- Siting of a spectators shelter at The New Oval, Holyhead Leisure Centre, Holyhead. Approved 04/03/2004

19C845A - Change of use of land for the siting of a pre-fabricated building to be used as a clubhouse at Holyhead Leisure Centre, Holyhead. Approved 27/07/2006

19C845B - Construction of a physio room under the spectators stand to The Oval, Holyhead Leisure Centre, Holyhead. Approved 14/04/2008

19C845C - Retention of alterations and extensions to Clubhouse, The Oval, Holyhead Leisure Centre, Holyhead. Approved 16/01/2009

19C845D - Application to erect a covered standing spectator area at Holyhead Leisure Centre, Kingsland, Holyhead. Approved 08/04/2010

19C845E - Application for the variation of condition (01) on planning permission 19C845A to allow for an extension to the period for the siting of the clubhouse at The Oval, Holyhead Leisure Centre, Kingsland, Holyhead. Approved 16/08/2011

19C845F - Application for the variation of condition (01) on planning permission 19C845C to allow for an extension to the period for retaining the extensions to the clubhouse at The Oval, Holyhead Leisure Centre, Kingsland, Holyhead. Approved 16/08/2011

19C845G - Retrospective application for the retention of the extension to the clubhouse at Holyhead Hotspurs Clubhouse, Holyhead
Approved 22/01/2013

19C845H - Full application for the siting of a portacabin on the site for use as a football club merchandise shop at Holyhead Hotspurs Clubhouse, Holyhead. Approved 04/08/2015

6. Main Planning Considerations

The proposed entails the erection of a new covered standing area at the southwest end of the football field. The structure will be 65m long and 2.8m high consisting of box profile steel sheeting. The proposed materials for the proposal are considered acceptable. It is not considered that the proposed scheme will impact the surrounding amenities or any neighbouring properties to a degree that it should warrant a refusal.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority. Consequently, it is my opinion that the proposal should be permitted subject to conditions. Providing no additional adverse comments are received following publicity.

8. Recommendation

To **permit** the development subject to conditions.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 19/12/2016 under planning application reference 19C845K.

Drawing number	Date Received	Plan Description
1357-A3-01	19/12/2016	Location and site plan
1357-A1-02	19/12/2016	Proposed elevations

Reason: For the avoidance of doubt.

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.

12.5

Gweddill y Ceisiadau

Remainder Applications

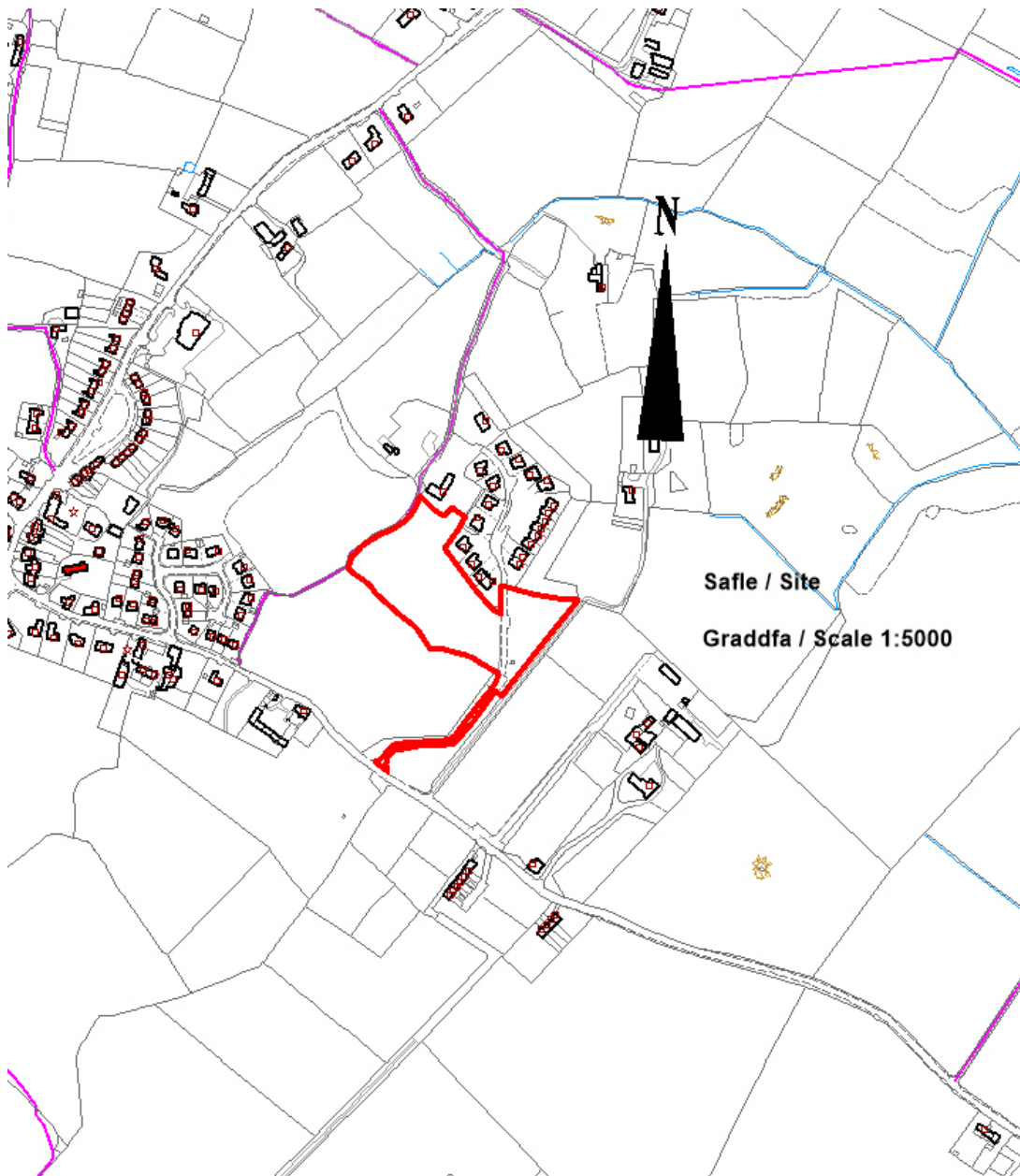
Rhif y Cais: **21C58H** Application Number

Ymgeisydd Applicant

Mr. Geoff Green

Cais llawn ar gyfer codi 10 unedau gwyliau ychwanegol yn / Full application for the erection of 10 additional holiday units at

Parc Eurach, Llanddaniel Fab



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (MTD)

Recommendation:

Permit.

Reason for Reporting to Committee:

On request of Local Member Hywel E. Jones

1. Proposal and Site

It is proposed to construct 10 high quality holiday units plus a lake and associated planting.

The site is located on the outskirts of Llanddaniel alongside the existing Parc Eurach holiday park.

2. Key Issue(s)

Principle of development and sustainability credentials

Landscape

Highways

Residential amenities

Technical issues

3. Main Policies

Gwynedd Structure Plan

Policy B1: Employment Generating Development

Policy CH1 Recreation and Tourism Development

Policy CH2 High Quality Holiday Accommodation

Policy D3 Landscape

Policy D4 Siting and Design

Policy D29 Design

Policy D32 Landscaping

Policy FF12 Parking

Ynys Mon Local Plan

Policy 1 General Policy

Policy 2 New Jobs

Policy 8 Holiday Accommodation

Policy 26 Parking Standards

Policy 31 Landscape

Policy 42 Design

Ynys Mon Unitary Development Plan (Stopped)

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy TR10 Parking Standards

Policy TO2 Holiday Accommodation

Policy EN1 Landscape Character

Policy EN4 Biodiversity

Policy SG4 Foul Sewage Disposal

Policy SG6 Surface Water Run Off

Planning Policy Wales (Edition 9)

TAN 12 Design
TAN 13 Tourism
TAN 18 Transport

SPG Holiday Accommodation
SPG Design Guide for the Urban and Rural Environment.

4. Response to Consultation and Publicity

Local Member H. Jones: Referred the application to Committee

Community Council: Object, do not consider that the existing park has kept to its original conditions

Highways: Conditions

Natural Resources Wales: Comment requiring clarification

Welsh Water: Conditions

The application has been publicised three times.

Following re-consultation when the scheme was amended to 10 units 27 letters have been received, it should be noted that some parties wrote more than once. Points raised include:

- i. Our property is 40m away there will be loss of privacy and also flooding
- ii. The site is outside the village
- iii. The original park seems to be general housing

- iv. Would cause traffic problems
- v. Lake is further worry for flooding
- vi. The existing complex is poorly managed
- vii. What assurances are there that these will not be general housing
- viii. The site will not be screened
- ix. Who will repair damage (private matter)
- x. Questions about electrics and pumping station (private matter)
- xi. Concerns regarding proximity of footpath
- xii. Pedestrian crossing and nature walk should be moved
- xiii. Walkers will reduce privacy
- xiv. May be damage to services from roots of trees to be planted
- xv. No children's play area
- xvi. Little demand in Llanddaniel
- xvii. Units not in keeping
- xviii. Sewage pump at full capacity

- xix. Will be overlooking
- xx. No pavement to schools etc.

5. Relevant Planning History

The adjacent holiday park was granted consent in 2002.

Most recent application was approved in October 2010 this allowed for the occupation of the units to be year round but still only for holiday purposes and not to be a primary residence.

6. Main Planning Considerations

Principle of Development and sustainability credentials

Development Plan policies allow the creation of holiday accommodation and the enhancement of tourism facilities. Development Plan policies also seek to protect the landscape and local amenities. The proposal must be weighed against all relevant planning policies in order to consider whether it is acceptable and a balanced view must be struck in determining the application.

The site is located in the countryside immediately adjoining the existing Eurach Park Holiday Village complex which comprises 20 units. It is located approximately 80m from the settlement of Llanddaniel and there is a public footpath providing direct off road access.

Llanddaniel itself is well connected to the public transport networks with buses available to other locations such as Bangor, Llangefni and further afield. Furthermore, it is a short journey by bus to Llanfair PG where trains can be accessed on the North Wales train network and beyond.

The site is also in close proximity to an official cycle route.

Clearly the users of the holiday units will not be totally reliant on the private car. Public transport is easily accessed by foot and given the level of public transport on offer the site is considered to be sustainable in transport terms.

Landscape

The site is located immediately adjacent to the existing Holiday Village and will be viewed in conjunction with that and the settlement of Llanddaniel.

Notwithstanding the above, extensive planting is to take place a lake provided and wooded area with nature walk through. It is considered that this will enhance the setting of not only the proposals but will serve to improve the appearance of the existing development and location.

Furthermore, the quality of the build incorporating slate timber and render is considered appropriate in this setting.

Highways

The Highways Authority do not object to the scheme and suggest conditions.

Residential Amenity

Given the distances from nearby residential properties, it is not considered that the proposals will have any negative interaction with the amenities of the occupiers of those properties.

Technical issues

Whilst comments have been originally received regarding flooding and drainage, it is considered that the site can be adequately drained. The applicant has over the years improved the infrastructure to prevent any drainage problems, stating;

“Surface water. When we purchased the site there was no effective surface water solution to deal with storm surges. (There was a lagoon in the middle of phase one but it wasn't connected and didn't have a restrictor or a swale) We had a system built that restricts the flow and when necessary diverts the excess into the new swale (designed by EWP Colwyn Bay) thus protecting the land

downhill from saturation. The cost of the scheme including the reconfiguration of the drainage system was circa £41,000.

Foul: This was and is a pumped system from a tank. When we purchased the original site it did work but not consistently well. To remedy the issues we had it cleaned and replaced the pumps with ones that had a capacity to pump a more than adequate amount of sewage.

Going forward: The advice we have had is that the critical factor with the foul sewage system is the capability of the pumps rather than the capacity of the chamber. The other important factor to take account of is that the pumps should be maintained regularly in a preventive regime rather than waiting for them to break down. It is of critical importance that the adjacent watercourse isn't polluted. It would be our intention to put this in place regardless of whether any existing arrangement is in place."

Welsh Water have suggested standard conditions in respect of the development and NRW comment that there is adequate capacity in the sewage infrastructure on site to accommodate the additional loading and as the site is within a publicly sewered area the connection should be to the main sewerage system

As the principle is accepted it is considered appropriate that a condition be attached to any decision in respect of this as recommended by consultees.

7. Conclusion

It is considered that the development will be located in a sustainable location not totally reliant of the use of private motor vehicles. It will be attached to an existing holiday village and the associated planting will serve to improve the appearance of the location.

The policies of the Development Plan allow for high quality holiday accommodation provided there is no conflict with other policies or advice. The balanced opinion here is that the development can be approved without causing harm to any interests of acknowledged importance and indeed the positive contribution to the islands economy is to be welcomed.

8. Recommendation

To **permit** the development subject to conditions.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The units hereby approved shall be used for holiday purposes only and not as a primary residence. The owner shall maintain an up to date register of all occupiers of the holiday units.

Reason: To define the scope of this permission.

(03) A landscape plan shall be agreed in writing with the Local Planning Authority prior to the commencement of development on the site. The plan shall include a 15 year maintenance programme for the planting, including plant replacement, stake and guard removal, weed control, formative pruning and thinning for a period of 15 years. The scheme shall be implemented in full prior to occupation of any of the units and the Local Planning Authority notified in writing of its completion and thereby commencement of the maintenance programme.

Reason: In the interests of amenity.

(04) Foul water and surface water discharges must be drained separately from the site.

Reason: To protect the integrity of the public sewerage system.

(05) No surface water shall be allowed to connect either directly or indirectly to the public sewerage system unless otherwise approved in writing by the local planning authority.

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

(06) Land drainage run-off shall not be permitted to discharge either directly or indirectly into the public sewerage system.

Reason: To prevent hydraulic overload of the public sewerage system and pollution of the environment.

(07) No structure is to be sited within a minimum distance of 3 meters from the centre line of the water main pipe. 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 Company's apparatus. Arrangements can be made for Company staff to trace and peg out such water mains on request of the developer.

Reason:

(08) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

It is a requirement under law to serve an abnormal loads notice to police and to Highway and Bridges Authorities under "The Motor Vehicle (Authorisation of Special Types) General Order 2003".

The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic" to recover compensation for any damage done to the public highway as a result of this development.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(09) The access shall be constructed with 2.4 metre by 90 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(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 comply with the requirements of the Highway Authority in the interests of road safety.

(11) Full details of the method of foul and surface water drainage shall be approved in writing with the Local Planning Authority prior to the commencement of any works.

Reason: To ensure the site is adequately drained.

12) Details of a suitable management and maintenance plan which secures the operation of the foul and surface water drainage systems for the lifetime of the development shall be agreed in writing with the Local Planning Authority prior to the commencement of works.

Reason: To ensure the site is adequately drained.

(13) The development hereby approved shall be carried out in accordance with plans:

**D117/04/c site plan
D117/07 Elevations**

Reason: For the avoidance of doubt.

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.

12.6

Gweddill y Ceisiadau

Remainder Applications

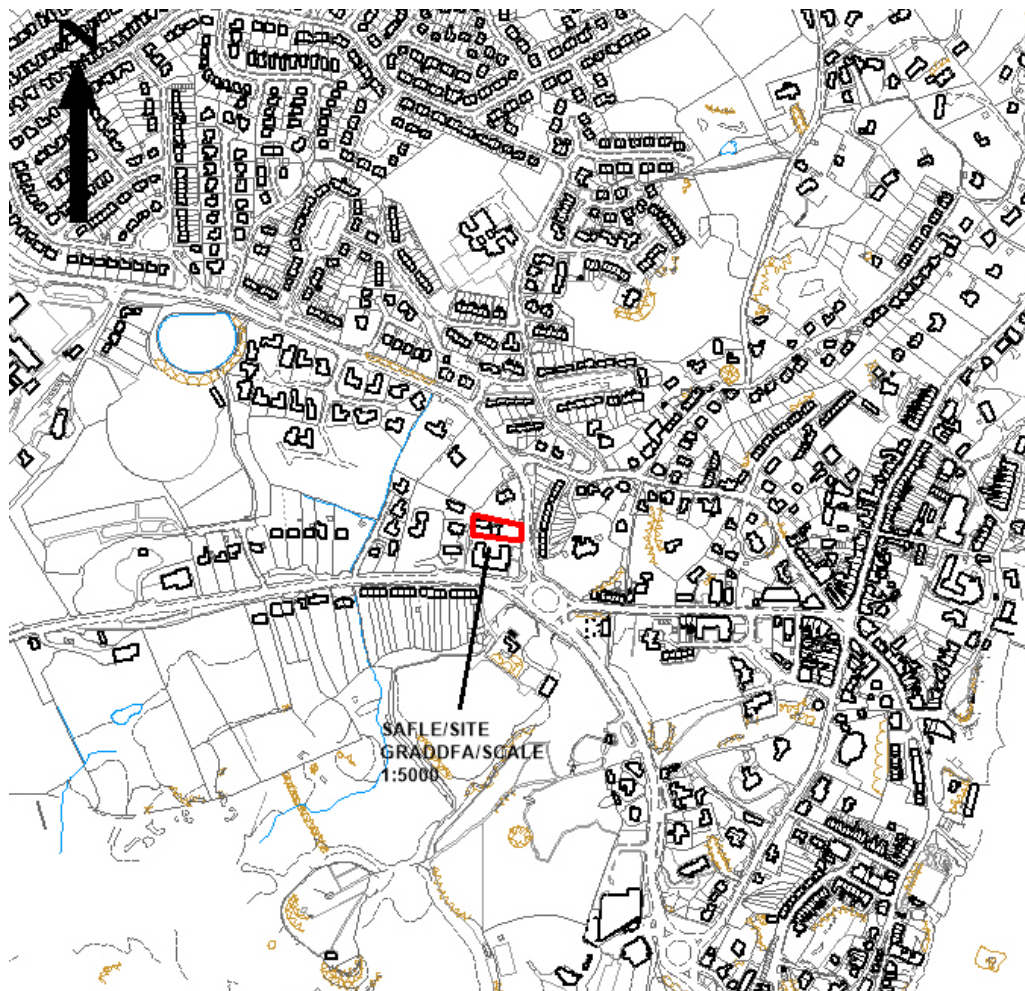
Rhif y Cais: **39LPA1014B/CC** Application Number

Ymgeisydd Applicant

Head of Service (Highways, Waste & Property)

Cais amlinellol ar gyfer codi dau annedd gyda'r holl materion wedi'u gadw'n ôl ar yr hen safe / Outline application for the erection of two dwellings with all matters reserved on land at the former

Ysgol Feithrin/Nursery School, Porthaethwy/Menai Bridge



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (GJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the application is on council owned land.

1. Proposal and Site

The application is an outline application for the erection of 2 dwellings with all matters reserved for the erection of semi-detached dwellings at the Former Nursery School, Menai Bridge

2. Key Issue(s)

The key issues can be identified as the following:-

1. Does the proposal comply with development plan policies
2. Highway safety and drainage
3. Would residential amenity be affected
4. Impact on nearby Listed Buildings.

3. Main Policies

Gwynedd Structure Plan

Policy A2 – Housing land
Policy A3 – Scale and Phasing
Policy D4 – Location, siting and design
Policy D29 - Design

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 31 - Landscape
Policy 41 – Conservation of Buildings
Policy 42 – Design
Policy 48 – Housing Development Criteria
Policy 49 – Defined Settlements

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance
Policy GP2 – Design
Policy EN1 – Landscape Character
Policy EN13 – Conservation of Buildings
Policy HP3 – Secondary Centre

4. Response to Consultation and Publicity

Local Member (Cllr Alun Mummy) – No response at the time of writing the report

Local Member (Cllr Meirion Jones) – No response at the time of writing the report

Local Member (Cllr Jim Evans) – No response at the time of writing the report

Community Council – No response at the time of writing the report

Highways Department – Conditional Approval

Drainage Section – Standard Comments

Welsh Water – Conditional Approval

Natural Resources Wales – Standard Advice

The proposal was advertised through the siting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. The application was also advertised in the local newspaper as the application site is within the setting of a nearby Listed Building. The latest date for the receipt of representations was the 1st February 2017. At the time of writing the report no letters were received.

5. Relevant Planning History

39LPA1014/CC – Prior notification of proposed demolition of two buildings at the Old Primary School, Menai Bridge – Withdrawn 25/11/15

39LPA1014A/CC – Application to determine whether prior approval is required for the demolition of buildings on land at the Old Primary School, Menai Bridge – Permitted Development 04/08/16

6. Main Planning Considerations

1. Does the proposal comply with development plan policies

Menai Bridge is identified as a Defined Settlement under Policy 49 of the Ynys Mon Local Plan which allows new houses to be granted within the development boundary. The site is identified as a Secondary Centre Policy HP3 of the stopped Unitary Development Plan.

The proposal is an outline application for the erection of 2 dwellings which will be semi-detached with all matters reserved.

2. Highway safety and drainage

The highways department has confirmed that the development is acceptable with appropriate worded conditions.

Welsh Water does not object to the proposal and has requested that a condition to be placed on the permission in order to provide further foul and surface water details.

3. Would residential amenity be affected

The Supplementary Planning Guidance on Urban and Rural Environment gives guidance on distances between dwellings into private garden areas and to provide an adequate outlook from windows. Due to these distances it is not anticipated that the proposed dwellings will have an adverse impact on neighbouring properties.

The rear elevation of the proposed new dwellings will be located a distance of 13 metres from the rear boundary of the site. The Supplementary Planning Guidance states that development from Ground Floor Main to the boundary should be a distance of 10.5 metres.

There will be a distance of 2 metres from the side elevation to the boundary. The Supplementary Planning Guidance states that 2.5 metres should be achieved from a side elevation to the boundary. However due to the distance to the properties known as Cornelyn and the Old School Site it is not considered that the development will have a negative impact upon the amenity currently enjoyed by those properties.

Affect on the nearby Listed Buildings

The application site is in the setting of a nearby listed building.

Policy 41 of the Ynys Mon Local Plan and Policy EN13 of the Stopped Unitary Development Plan states that buildings of special architectural and historic interest and their settings will be protected from unsympathetic development.

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

It is considered that the proposal should not have an impact on the special characteristics of the neighbouring listed building due to the separation in terms of distance and landscape planting.

7. Conclusion

The proposal is considered acceptable in policy terms. The proposal should not have a negative impact on neighbouring properties or the special characteristics of the neighbouring listed building.

8. Recommendation

To **permit** the development subject to conditions.

(01) The approval of the Council shall be obtained before any development is commenced to the following reserved matters viz. the siting, design, external appearance of the building, means of access thereto and the landscaping of the site.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(03) The development to which this permission relates shall be begun not later than whichever is the later of the following dates namely: - (a) the expiration of five years from the date of this permission or (b) the expiration of two years from the final approval of the said reserved matters or in the case of approval on different dates the final approval of the last such matter to be approved.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(04) Natural slates of uniform colour shall be used as the roofing material of the proposed building(s).

Reason: To ensure that the development is in the interests of amenity

(05) No surface water from within the curtilage of the site to discharge onto the county Highway. No development shall commence until full design details for the drainage of the

site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(06) The access shall be laid out and constructed strictly in accordance with the enclosed plan, HMTPA fig, 1 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: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

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

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(09) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(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 comply with the requirements of the Highway Authority in the interests of road safety.

(11) No surface water from the within the curtilage of the site to discharge onto the county highway. No development shall commence until full design details for the drainage of the site have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until the approved scheme has been implemented in full and to the written satisfaction of the Local Planning Authority.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(12) The Highways Authority would require the following details to be submitted for approval before the works hereby approved are commenced. A full comprehensive and robust Traffic Management Scheme including:-

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**

v. Hours and days of operation and the management and operation of construction and delivery vehicles.

It is a requirement under law to serve an abnormal load notice to police and to Highway and Bridges Authorities under “The Motor Vehicle (Authorisation of Special Types) General Order 2003”.

Reason: To comply with the requirements of the Highway Authority in the interests of road safety.

(13) No development shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with 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.

(14) The development permitted by this consent shall be carried out strictly in accordance with the plans under planning application reference 39LPA1014B/CC.

Proposed Block Plan	15/12/2016
Location Plan	15/12/2016

Rheswm: Er mwyn osgoi unrhyw amheuaeth.

In addition the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Planning Policy Guidance Wales Edition 9 –
4.11 Promoting sustainability through good design
6.4.9 and 6.5.11

Technical Advice Note 12: Design

SPG – The Design Guide for the Urban and Rural Environment

Welsh Office Circular 61/96

Section 66(1) Planning (Listed Buildings and Conservation Areas) Act 1990

12.7

Gweddill y Ceisiadau

Remainder Applications

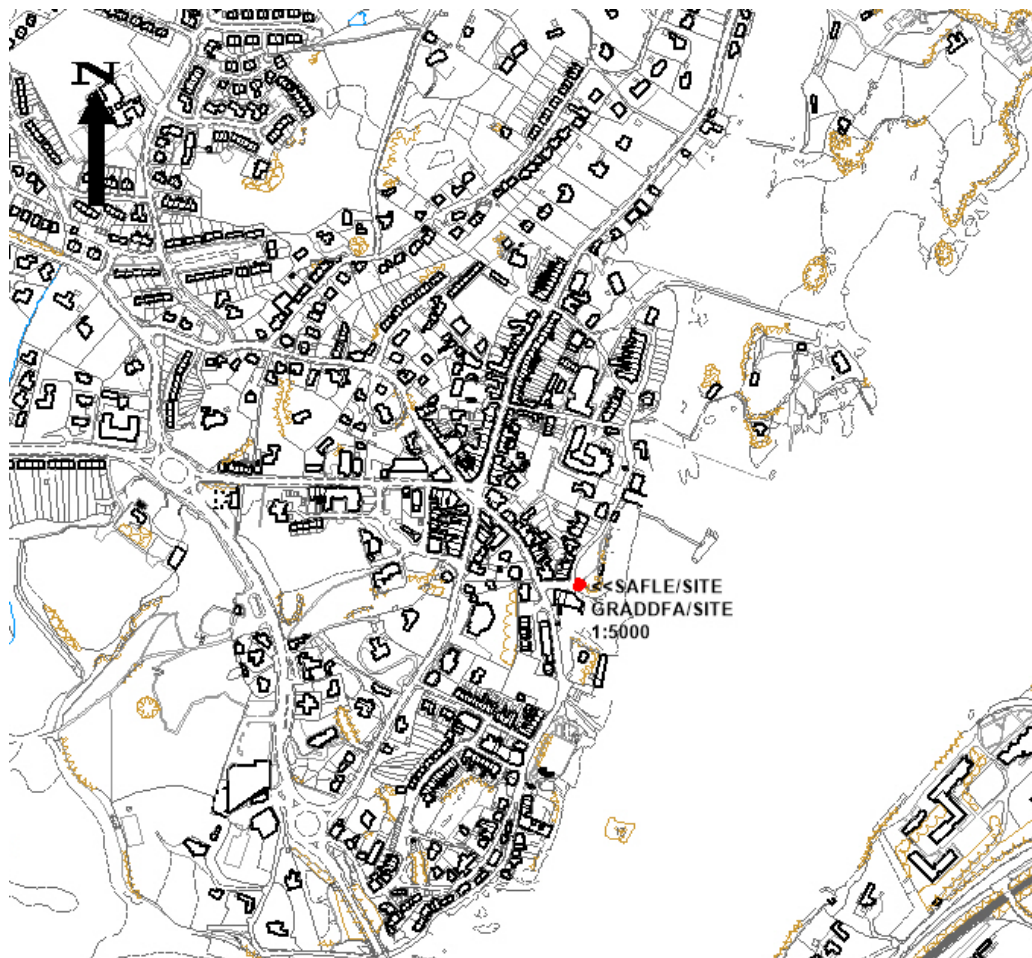
Rhif y Cais: **39C295B/LB** Application Number

Ymgeisydd Applicant

Red Boat Beaumaris

Caniatâd Adeilad Rhestredig ar gyfer gwneud gwaith trwsio yn / Listed Building Consent for repairs to the

Pier Booking Office, Ffordd Cynan/St. Georges Road, Porthaethwy/Menai Bridge



Planning Committee: 01/02/2017

Report of Head of Planning Service (DB)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is being presented to the Committee as the building is owned by the Council

1. Proposal and Site

The application is a listed building consent for repairs to the Pier Booking Office, Menai Bridge.

2. Key Issue(s)

The key issues which need to be considered is the design, together with the impact on the Listed Building (Grade II) and Menai Bridge Conservation area.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy

Policy 31 – Landscape

Policy 40 – Conservation of Buildings

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Siting and Design

Policy D29 - Design

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN1 – Landscape Character

Policy EN13 - Conservation of Buildings

4. Response to Consultation and Publicity

Town Council – No response at the time of writing the report

Local Member (Alun Mummery) – No response at the time of writing the report

Local Member (Meirion Jones) – No response at the time of writing the report

Local Member (Jim Evans) – No response at the time of writing the report

Built Environment – Supportive

The Victorian Society – No response at the time of writing the report

The Society for the Protection of Ancient Buildings - No response at the time of writing the report

The Council for British Archaeology - No response at the time of writing the report

Georgian Group - No response at the time of writing the report

The Royal Commission on the Ancient and Historical Monuments of Wales - No response at the time of writing the report

The Ancient Monument Society - No response at the time of writing the report

The proposal was advertised through the placement of a notice on site, distribution of personal letters to nearby occupants, together with the submission of an advert in the local newspaper. The expiry date for receiving representations was the 23/12/2016. At the time of writing the report no letters of objection had been received.

5. Relevant Planning History

39C295/LB - Listed building consent for alterations to The Gate House, St George's Pier, Menai Bridge Approved 12/10/1999

39C295A/LB - Listed Building Consent for the erection of a slate plaque at The Gate House, St George's Pier, Menai Bridge Approved 09/01/2001

6. Main Planning Considerations

The application is for repairs to the internal fabric of the building (replacing existing lino flooring with insulated weyroc boards, repairs to windows, in addition to replacing existing internal plasterboard with stone and lime wash white finish) together with the installation of electricity at the Pier Booking Office, Menai Bridge.

The majority of the works are to be carried out to the interior of the building and the Built Environment section do not consider the proposal would result in any harm to the Listed Building nor on the designated area.

Due to the location of the building, it is not considered the proposal would result in any negative impact upon the amenities of neighbouring properties.

7. Conclusion

The proposal is considered acceptable in policy terms as the repairs will enhance the interior of the building, without harming the amenities of nearby residential properties.

8. Recommendation

To **permit** the development subject to conditions.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) The development hereby permitted shall be carried out in strict conformity with the details received under application reference 39C295B/LB.

Drawing no.	Date received	Plan Description
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428.01	22/11/16	Location Plan
428.03	22/11/16	Elevations existing
428.04	22/11/16	Existing elevations
428.02	22/11/16	Ground floor plan and existing section
428.05	22/11/16	Ground floor plan and proposed section
428.06	22/11/16	Proposed elevations
428.07	22/11/16	Proposed elevations
QAS 229288	22/11/16	Electricity installation plan
	22/11/16	Design and Access Statement

Reason: For the avoidance of doubt.

In addition, the Head of Service be authorised to add to, remove or amend 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.

9. Other Relevant Policies

Technical Advice Note 12: Design

Planning Policy Wales 9th Edition

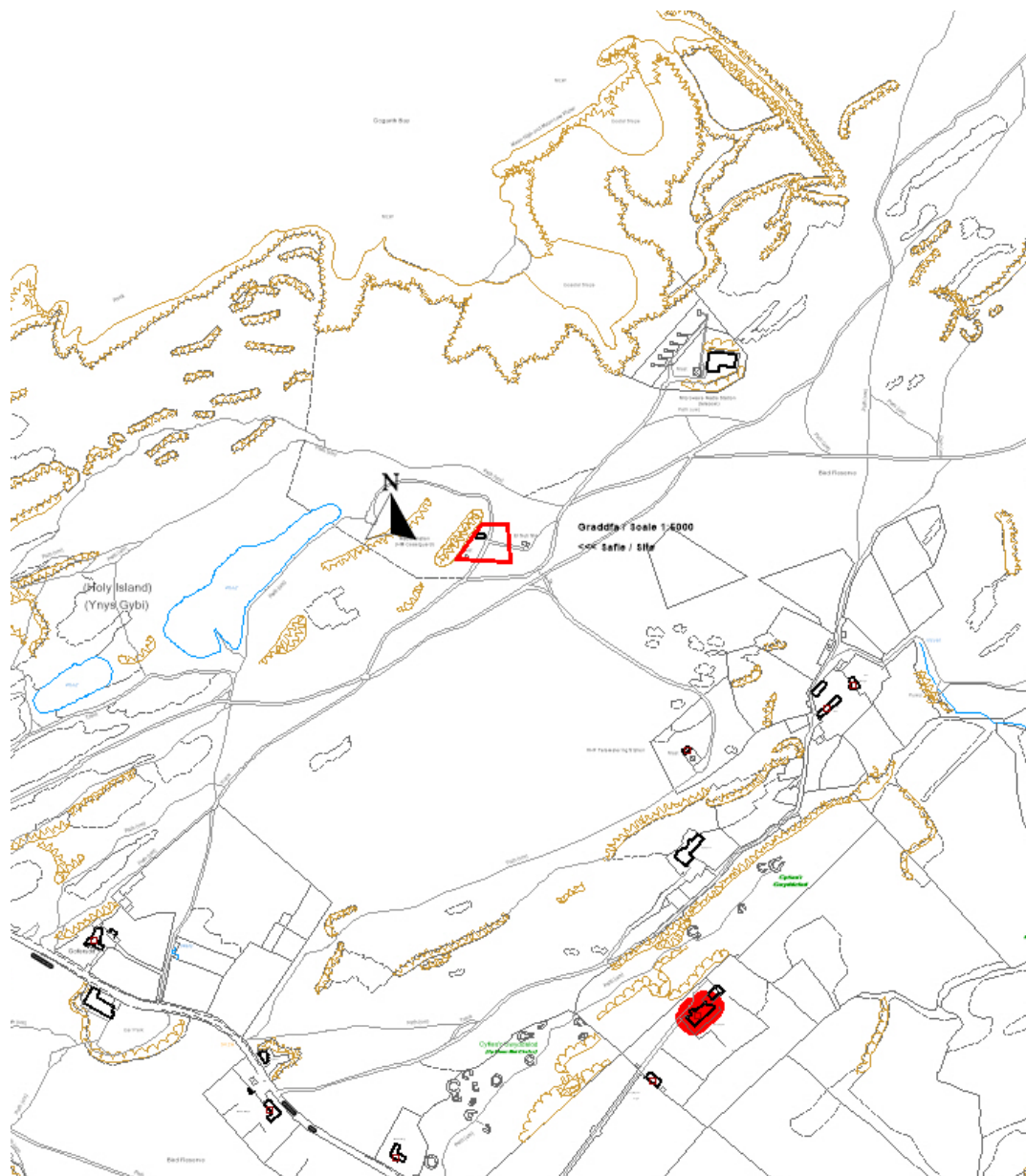
Rhif y Cais: **46C570** Application Number

Ymgeisydd Applicant

Maritime and Coastguard Agency

Cais llawn ar gyfer dymchwel mast presennol a chodi mast newydd 25m ar dir yn / Full application for the demolition of existing mast and erection of new 25m mast on land at

Mast Cysylltiadau/Communications Mast, Ynys Lawd/South Stack, Caergybi/Holyhead



Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (NJ)

Recommendation:

Permit.

Reason for Reporting to Committee:

The application is made on Council owned land.

1. Proposal and Site

The application site is located on heathland to the east of South Stack and the site is currently occupied by an existing 22m high mast, hardstandings and ancillary brick built slate roofed building.

The proposal is to erect a new 25m high mast and associated infrastructure for the Maritime and Coastguard Agency on an adjoining site as a replacement for the existing structure. The existing structure will continue to function until the new mast is operational in order to ensure continuous emergency coverage. Once the new mast is operational, the existing one will be dismantled and removed from the site.

2. Key Issue(s)

Landscape and visual impact and ecological impacts including consideration of the Conservation (Natural Habitats &c) Regulations 1994.

3. Main Policies

Ynys Mon Local Plan

Policy 1 – General Policy
Policy 30 – AONB
Policy 33 – Landscaping
Policy 39 - Archaeology
Policy 46 – Telecommunications

Gwynedd Structure Plan

Policy D1 – AONB
Policy D4 – Location, Siting and Design
Policy D9 - Environmentally Sensitive Areas
Policy D15 - Archaeology

Stopped Unitary Development Plan

Policy GP1 – General Policy
Policy GP2 – Design
Policy EN1 – Landscape Character
Policy EN2 – AONB
Policy EN4 – Biodiversity
Policy EN5 – International Sites
Policy EN6 – National Sites
Policy EN12 – Archaeological Sites and the Historic Environment
Policy EP14 – Telecommunications Infrastructure

Planning Policy Wales (Edition 9)

TAN 5: Nature Conservation and Planning
TAN19: Telecommunications

4. Response to Consultation and Publicity

Community Council – No response to consultation

Cllr T LI Hughes – Delegated to officers

Cllr D R Thomas – No response to consultation

Cllr J Evans – No response to consultation

Ecological and Environmental Advisor – Further information required in order to undertake HRA screening in relation to chough and in relation to the dismantling of the existing structure to avoid habitat damage; additional details received and significant effects screened out.

Natural Resources Wales – Significant concerns and additional details requested; Construction Method Plan requested in order to complete HRA screening; on site meeting undertaken and extent of works and methods agreed.

Ministry of Defence – Aviation warning light should be fitted in the interests of aviation safety

Cadw – No additional impact on the setting of ancient monuments

Built Environment and Landscape - No additional impacts as a result of the replacement

5. Relevant Planning History

46GD15 - Erection of a 23m mast at South Stack – no objection 1989.

6. Main Planning Considerations

Habitats Regulations and Ecological Impacts: The site is within the designated Area of Outstanding Natural Beauty and is also designated a Special Area of Conservation and Special Protection Area.

Under Regulation 48(1), an appropriate assessment needs to be undertaken in respect of any plan or project which:

- a. either alone or in combination with other plans or projects would be likely to have a *significant effect* on a European Site, and
- b. is not directly connected with the management of the site for nature conservation.

Appropriate assessment is required by law for all European Sites (Regulation 48). A European Site is any classified SPA and any SAC from the point where the Commission and the Government agree the site as a Site of Community Importance. Appropriate assessment is also required, as a matter of Government policy, for potential SPAs, candidate SACs and listed Ramsar Sites for the purpose of considering development proposals affecting them.

The applicant was requested to provide additional details and amend the initially proposed scheme in terms of extent of proposed site compounds, concrete base removal works and methods of working and following a screening process, no significant impacts are anticipated on the protected heathland habitat or on choughs. An Appropriate Assessment is not therefore required. However

conditions are proposed to ensure that the method of working on site is in conformity with agreed details to ensure that no impacts arise.

Landscape and Amenity Impacts: The site is occupied by an existing mast and associated equipment including a communications building. The proposed new mast will be erected on a new concrete base and will be slightly higher overall (at 25m) than the existing structure (22m). It is not considered that the variation in siting or the overall increase in height of the new structure will add significant landscape or visual impacts to the AONB or wider area such that the development should be refused. Most existing concrete bases (used as anchors for guy ropes currently) will be removed as will the existing mast base once the mast itself is dismantled. The existing ancillary building will be retained as part of the proposal with no additional infrastructure being proposed.

Amenity Impacts: The site is located in a rural and isolated location and no additional impacts over and above the existing development are anticipated. No additional impacts on the historic environment are anticipated. The application is supported, as required, by a statement of conformity with International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines in terms of exposure to electromagnetic fields.

7. Conclusion

Further to receipt of clarification of the scheme and working methods, the need for an Appropriate Assessment under the Habitats Regulations has been screened out but conditions are proposed to ensure that the integrity of the European designated sites are not compromised.

It is not considered that the scheme presents any additional unacceptable landscape or amenity impacts. The safeguarding and improving of communications coverage for the Maritime and Coastguard Agency is considered to be in the wider public interest.

8. Recommendation

To **permit** the development subject to conditions.

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No development shall take place between 1st March and 30th September in any year.

Reason: To safeguard protected species on the site.

(03) The development, including dismantling and removal from site of the existing mast, shall take place in full accordance with the Construction Environmental Management Plan submitted under planning reference 46C570.

Reason: To safeguard protected species and protected habitat.

(04) No development shall take place until a scheme for the installation of an infrared aviation warning light on the mast has been submitted to and approved in writing by the local Planning authority. The scheme shall include details of the Maintenance of the light for the lifetime of the development. The development shall take place in accordance with the details as approved.

Reason: in the interests of aviation safety.

(05) The development shall take place in accordance with the conditions as imposed and with the following documents and plans:

**ICNIRP Declaration of Conformity
Maritime and Coastguard Agency South Stacks**

Anglesey Habitats Regulations Assessment: Screening Stage December 216

Reason: To define the scope of this permission.

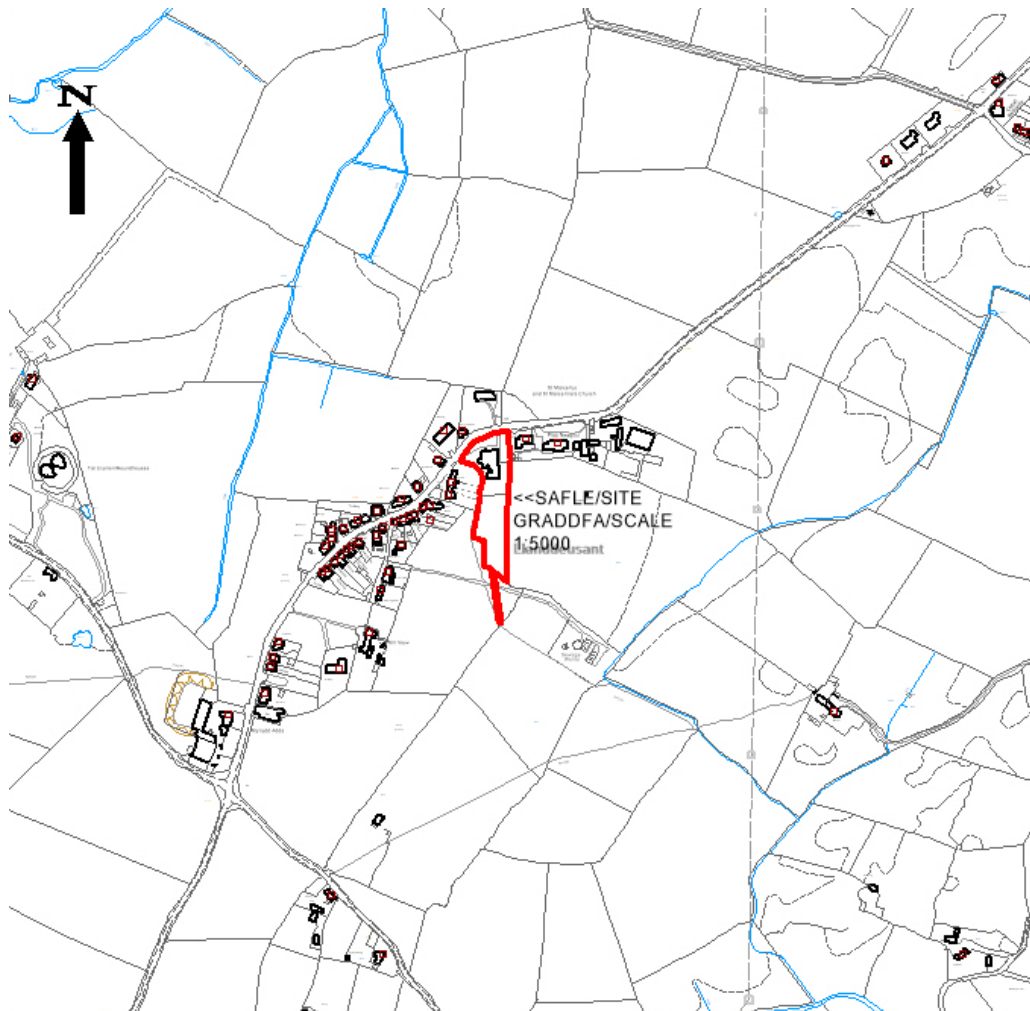
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Rhif y Cais: **47C149** Application Number

Ymgeisydd Applicant

DU Construction Ltd

Cais llawn i ddymchwel rhan o'r ysgol presennol, newid defnydd yr ysgol i swyddfa (Dosbarth B1), codi 10 annedd ynghyd a chreu mynedfa newydd i gerbydau yn / Full application for part demolition of the existing school, change of use of school into an office (Class B1), the erection of 10 dwellings together with the creation of a new vehicular access at

Ysgol Gynradd Llanddeusant Primary School, Llanddeusant

Planning Committee: 01/02/2017

Report of Head of Regulation and Economic Development Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is made on land partly owned by the Council.

1. Proposal and Site

The application was originally submitted for demolition of part of the school building and its change of use into an office together with the erection of 12 dwellings on land to the rear and the creation of a new vehicular access.

Further to discussion, the scheme as now presented retains the change of use of the school into an office and new access proposals but has reduced the number of dwellings proposed to 10 and has realigned the dwellings within the site.

2. Key Issue(s)

Compliance with relevant development plan policies; highway safety and drainage.

3. Main Policies

Ynys Mon Local Plan

Policy 1: General Policy

Policy 2: New Jobs

Policy 35: Nature conservation

Policy 48: Housing development criteria

Policy 50: Listed settlements

Policy 51: Large sites

Gwynedd Structure Plan

Policy A2: Housing land

Policy A3: Scale and phasing

Policy A9: Affordable Housing

Policy D4: Location, siting and design

Policy D20: Sewage disposal

Stopped Unitary Development Plan

Policy GP1: Development control guidance

Policy GP2: Design

Policy EN4: Biodiversity

Policy HP2: Housing Density

Policy HP4: Villages

Policy HP7: Affordable housing

Planning Policy Wales Edition 9

TAN 5: Nature Conservation and Planning

TAN 12: Design

TAN 20: The Welsh Language – Unitary Development Plans and Planning Control

SPG : Affordable Housing
SPG : Design Guide
SPG: Planning and the Welsh Language

4. Response to Consultation and Publicity

Local Member – no reply to consultation

Community Council – no objection to the part demolition of the school and fully support its change of use to offices.

Objection to the proposed housing development in relation to the number and density of development. Query regarding the size of the site and its ability to accommodate 12 dwellings (stated to be 5.5ha but closer to 0.5ha) and concerns expressed regarding the sustainability of the location. 30% increase in the size of the village. Although there is no objection in principle to the development of houses, the Community Council would recommend a development of no more than 6 – 8 houses on the site.

Environmental Health Officer – contaminated land condition suggested

Footpaths – the alignment of the public footpath on the definitive map has been incorrectly shown where it traverses the site – the footpath does not cross the site and a Definitive Map Modification Order will be instigated.

Ecological Advisor – comments; precautionary approach advised

Gwynedd Archaeological Planning Service: condition requiring archaeological works.

Built Environment and Landscape Section – the school, like the church opposite, is not a listed building but is nevertheless a building of local architectural / historic interest. Partial demolition of modern additions could be considered to retain the original building and provide some new units to the rear of the site.

No response received at the time of writing to amended scheme.

Drainage Section – further clarification of details requested. Details received are satisfactory in principle. Conditions required.

Highways Section – Meeting arranged with the applicant to discuss requirements. No response received to amended plans.

Welsh Water – Standard condition suggested.

Joint Planning Policy Unit – no response to consultation.

Natural Resources Wales – no objection

Public response to notification: 4 letters of objection have been received as a result of the publicity undertaken. Objections are based on:

Highways safety at the proposed access and traffic generation;
Visibility splay crosses third party land and cannot be achieved;
No need for additional housing – already several houses for sale in the village;
There are no community facilities in the village to support the development; the site is not served by a good public transport system;

Proposed design does not reflect the character of the village;
Support for the change of use of the school to office use.

5. Relevant Planning History

47LPA966/CC: Outline application for residential development together with demolition of the former school on land at Ysgol Gynradd Llanddeusant – Approved 03/10/2013

6. Main Planning Considerations

Principle of the Development – The site is located within the village of Llanddeusant which is a listed settlement defined under policy 50 of the Ynys Mon Local Plan and which normally allows the development of single plots within or on the edge of the village.

The site (both school building and playing field to the rear of the site) is wholly within the development boundary of the village as defined under Policy HP4 of the stopped UDP. This policy allows the development of unlimited plot numbers.

Llanddeusant is noted as a cluster identified on inset map 137 in the Deposit Joint Local Development Plan and under Policy TAI18 which supports new affordable housing proposals on infill sites or sites immediately adjoining the cluster, subject to criteria.

The JLDP is a material consideration but can be afforded little weight in the determination process at present. The Council will shortly be publishing a Matters Arising Changes Notice which includes a change to Policy TAI18 and the removal of certain clusters, including Llanddeusant, from those identified under the Policy as well as removing a limit on numbers during the plan period (Action point S3 / PG6). This will be subject to further public consultation and examination before the Plan is adopted. Although material, given the changes proposed and further public consultation, little weight can be placed on Policy TAI18 at this juncture.

A further material consideration is the granting of outline planning permission in October 2013 for the demolition of the school and the residential development of the site (which amounted to 8 dwellings with three arranged in a terrace fronting the road and the remainder being 5 detached dwellings on the playing field served by an access road). No reserved matters application has been submitted.

The scheme as originally submitted under the current application was for 12 dwellings arranged as semi-detached pairs fronting an estate road. The scheme has been reduced to 5 pairs of semi-detached units with the furthest units turned to face north.

The 8 dwellings previously approved under the outline consent occupied the whole of the site area after demolition of the school building.

The site area as a whole extends to approximately 0.5ha and some 0.36ha of this whole will accommodate the proposed 10 housing units. The scheme has been reduced from the originally proposed 12 dwellings to a layout of 10 dwellings. Policy HP2 of the stopped UDP suggests an average density of 30 dwellings per hectare which the scheme of 10 dwelling meets. Concern has been expressed by local residents that the scheme will represent a 30% increase in the size of the village and the Community Council expresses similar concerns although it would support a scheme of between 6 and 8 dwellings in addition to the change of use of the school into offices.

The application is supported by a Welsh Language Statement which supports the scheme. In addition, it is understood that a social housing provider has confirmed an intention to develop the site to provide affordable housing. The policy requirement is for 30% of the units to be set aside as affordable units.

The school was the subject of the Council's rationalisation programme and has been vacant since that date. The building, albeit extended with flat roof additions, presents an attractive frontage to the street in this part of the village, complementing the church opposite. The application entails demolition of more modern extension to the school building and its change of use into an office. Policy 2 of the Ynys Mon Local Plan states:

2. The Council will support job creating projects on the sites allocated on the Proposals Map and detailed in Proposals S1 to S35 where they accord with the criteria in Policy 1. Employment creating development on other sites within or on the edge of existing recognised settlements will be permitted where they are of a scale and type compatible with the surrounding area, and accord with other policies of this plan.

The site is located amongst existing residential development in a village setting and given its previous use as a school, the change of use to an office is acceptable in policy and amenity terms.

Highways and Drainage: Concerns have been expressed regarding the fact that vehicular access will be taken on a bend in the road where there is considered to be a lack of visibility. The site is fronted by existing pavements and was in use as a small primary school. The proposed offices will utilise the existing vehicular access whilst a new access is proposed to separately serve the housing development.

In relation to drainage, porosity test results indicate that soakaways are inappropriate and the scheme will therefore discharge surface water into the highway drainage system at an attenuated rate with a discharge to a watercourse to the south of the site intended for any storm event exceeding the design capacity. Foul drainage will discharge into the public sewerage system. The Drainage Section requested clarification of the intended systems and the detail is considered acceptable in principle.

Design and Privacy Issues: Concerns have been expressed regarding overdevelopment of the site and the design of housing in a small rural village. The scheme has been amended to reduce the number of dwellings and has been designed to reflect social housing space standards. The dwellings will incorporate the use of slate and local stone. The linear nature of the site restricts the ability to create anything other than a linear development but the scheme has been amended to re-orientate the dwellings at the end of the proposed estate road.

No concerns have been raised by neighbouring occupiers regarding overlooking or loss of privacy issues and given distances between properties and boundary treatment, it is not anticipated that the development of the site for residential use would unduly affect existing amenities.

7. Conclusion

The scheme is acceptable in policy terms. Consultees raise no issues of concern.

8. Recommendation

To **permit** the application subject to conditions and a S106 agreement on affordable housing

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(02) No development shall take place until samples of the materials proposed to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance of the development

(03) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority before their installation.

Reason: In the interests of amenity.

(04) No development shall commence until the developer has prepared a scheme for the comprehensive and integrated drainage of the site showing how foul water, surface water and land drainage will be dealt with and this has been approved in writing by the local planning authority. The development shall proceed in accordance with the approved details unless the local planning authority gives its prior written consent to any variation. None of the dwellings hereby approved shall be occupied until the drainage systems for the site have been completed and are operational.

Reason: In the interests of residential amenity and to ensure that the site is adequately drained.

(05) No part of the development shall be occupied until the visibility splays shown on drawing EL (92) 02 Revision C submitted under application reference number 47C149 have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 1.0m in height above the nearside channel level of the carriageway.

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

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

Reason: To ensure that the site is adequately drained

(07) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within * years of the commencement of the work on the site or such any other period as may be agreed in writing with the Local Planning Authority whichever is the sooner.

Reason: In the interests of amenity

(08) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads and the drainage system in accordance with details previously submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the agreed details.

Reason: In the interests of amenity and to ensure a satisfactory form of development.

(09) No development shall take place until a site investigation of the nature and extent of contamination has been carried out in accordance with a methodology which has previously been submitted to and approved in writing by the local planning authority. The results of the site investigation shall be made available to the local planning authority before any development begins. If any contamination is found during the site investigation, a report specifying the measures to be taken to remediate the site to render it suitable for the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures before development begins. If during the course of development, any contamination is

found that has not been identified in the site investigation, additional measures for the remediation of this source of contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures before the development is occupied.

Reason: In the interests of amenity.

(10) No development shall commence until a method statement for the development of the site including tree and hedge works and works for the conversion of the school, including a timetable for the works, has been submitted to and approved in writing by the local planning authority. The development shall thereafter proceed in accordance with the approved details.

Reason: To safeguard any protected species which may be present on the site.

(11) No development (including any groundworks or site clearance) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the local planning authority. The development shall subsequently be carried out and all archaeological work completed in strict accordance with the approved specification. A detailed report on the said archaeological work shall be submitted to and approved in writing by the local planning authority shall be submitted to and approved after the completion of the archaeological field work and before any use is made of the site for holiday purposes.

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation.

(12) The development shall take place in accordance with the following documents and plans and in accordance with the conditions as imposed:

**Design and Access Statement December 2016;
Language Impact Assessment July 2016;
Cadarn Drainage Report Revision B July 2016;
SH1467 A.00.1 Site Location Plan
EL (2-) 01 School Proposed Floor Plan;
EL (2-) 02 School Proposed Elevation;
SH1467 A.00.3 Proposed Site Layout;
SH1467 A.02.1 531 Houses;
SH1467 A.03.1 421 Houses;
2010 Code Shed (4 bike).**

Reason: To define the scope of this permission.

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.