

Rhif y Cais: **14C257** Application Number

Ymgeisydd Applicant

Mr Gavin & Mrs Rachel Evans

Cais amlinellol ar gyfer codi annedd fforddiadwy yn cynnwys manylion llawn am y fynediad i gerbydau a draenio gyda'r holl faterion eraill wedi eu cadw yn ôl ar dir ger / Outline application for the erection of an affordable dwelling together with full details of the vehicular access and drainage with all other matters reserved on land adjacent to

Cefn Trefor, Trefor



Planning Committee: 07/11/2018

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

Recommendation:

Refuse

Reason for Reporting to Committee:

The application is being presented to the Committee due to a call in request being received from the local member Cllr Bob Parry, the reason for the call in being the closeness to the cluster and a local need.

1. Proposal and Site

Outline application for the erection of an affordable dwelling together with full details of the vehicular access and drainage with all other matters reserved on land adjacent to Cefn Trefor, Trefor.

2. Key Issue(s)

The key issue is whether the proposal can be supported by national and local policies, whether the applicant is in affordable need and whether the proposal fits into the area without having a negative impact upon immediate residential properties.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries
PCYFF2 – Development Criteria
PCYFF3 – Design and Place Shaping
PCYFF4 – Design and Landscaping
TAI 6 – Housing in Clusters
TAI 8 – Appropriate Housing Mix
TRA 2 – Parking Standards

4. Response to Consultation and Publicity

Community Council – No objection, Support local people.

Local Member (Cllr Bob Parry) – Request that the application is presented to the Planning Committee for consideration.

Local Member (Cllr Nicola Roberts) – No response

Local Member (Dylan Rees) – No response

Highways – Conditional Approval

Housing – Confirmation that the applicants are in affordable need.

Drainage – Standard comments.

Natural Resources Wales – Standard Comments

Welsh Water – Standard comments

A site notice was placed near the site and neighbouring properties were notified by letter. The expiry date for receiving representations was the 26/10/18. At the time of writing the report no letters were received.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy Considerations

Joint Local Development Plan

In the Joint Local Development Plan Trefor is identified as a Cluster under policy TAI 6. This policy supports proposals for affordable dwellings for local need on an infill site between buildings coloured on the relevant Inset Map, or a site directly adjacent to the curtilage of a coloured building.

The Glossary of terms defines local need in clusters as follows ..'people in need of an affordable dwelling who have resided within the cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. This is to ensure that growth in these settlements will not draw people with no connection to the settlement out of Service Centres/Village.

Policy TAI 6: Housing in Clusters states that ALL the following criteria needs to be complied with:

Criteria 1 of the policy states that there is a need for an affordable house for local need. Confirmation has been received from the Housing Department that the applicants are in affordable need; however, the glossary of terms defines local need as people who have resided within the cluster or in the surrounding rural area for a continuous period of 5 years or more, either immediately before submitting the application or in the past. The applicant has not provided any evidence that they meet this criteria

Criteria 2 states that the site should be an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to the curtilage of a coloured building. The application site is directly adjacent to a coloured building on the Inset Map.

Criteria 3 states that the development is of a scale that is consistent with the character of the settlement. The proposed scale of the development as follows:

Between 5-6m wide
Between 6-7m long
Between 7-9m high

The properties immediately next door and adjacent to the application site are single storey cottages. It is not considered that a 9m high dwelling will be consistent with the character of the settlement and fails to meet this criteria. To meet criteria 3 the proposed dwelling would need to be reduced to respect other dwelling heights in the immediate vicinity.

Criteria 4 states that the proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement. The proposal fails to meet this criteria as a 9m high dwelling will create an intrusive feature in this location bearing in mind the immediate properties are single storey cottages.

Criteria 5 states that the size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms. The proposed dwelling appears to reflect the specific need of the family in relation to the size and number of bedrooms required.

Criteria 6 states because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundaries that are worth retaining. Natural features are being retained; however, there is a need to reduce the hedge on the roadside frontage to ensure that the development has sufficient visibility. There is a need to remove a small section of stone wall to gain access to the application site, otherwise all natural features are retained.

Criterion 7 states that mechanisms restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a need for an affordable dwelling. This criterion would be dealt with by means of a legal Section 106 agreement.

The explanation text in paragraph 6.4.31 of Policy TAI 6 states that clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the plan to maintain and strengthen local indigenous communities, this

policy only permits affordable houses for local need and only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character of the cluster.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community.

Layout, design and amenity impacts.

This is an outline application with details of access considered as part of this application. All other matters such as Appearance, Landscaping and Layout reserved for future consideration.

New access

The proposed application entails the construction of a new vehicular access. The highways department has confirmed that although the vision splay to be achieved will be lower than the minimum requirements set out in TAN 18 (Transport), the proposal provides a significant improvement to the existing substandard access which currently serves the farm; therefore, on balance, the highways department recommend conditional approval due to the significant improvement proposed.

The existing hedge will not be removed; however, it will be reduced to 1 metre in order to achieve the visibility shown on the plans.

Drainage

A package treatment plant is proposed to serve the dwelling. The drainage department has confirmed that the proposal is acceptable in principle. Full detailed designs for the foul and surface water drainage systems should be included with any full planning application.

Adjacent residential properties

Neighbouring properties have been notified of the development. The expiry date to receive representations was 26/10/18. At the time of writing the report no objections were received.

It is not considered that the proposal will have a negative impact upon the amenities currently enjoyed by existing residential properties. Agricultural fields are located to the North and East. An existing farm located to the South West and a residential property located opposite the site to the South East. The property known as 'Trewaun' is located opposite the application site and is separated by the B5112 road, the dwelling is located approx 16m away from 'Trewaun'. The dwelling is located approx. 12 metres from 'Cefn Trefor' which is located to the South West.

7. Conclusion

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

Refuse

(01) The local planning authority considers that the development would be contrary to the provision of Policy TAI6 and PCYFF1 of the Joint Local Development Plan.

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.

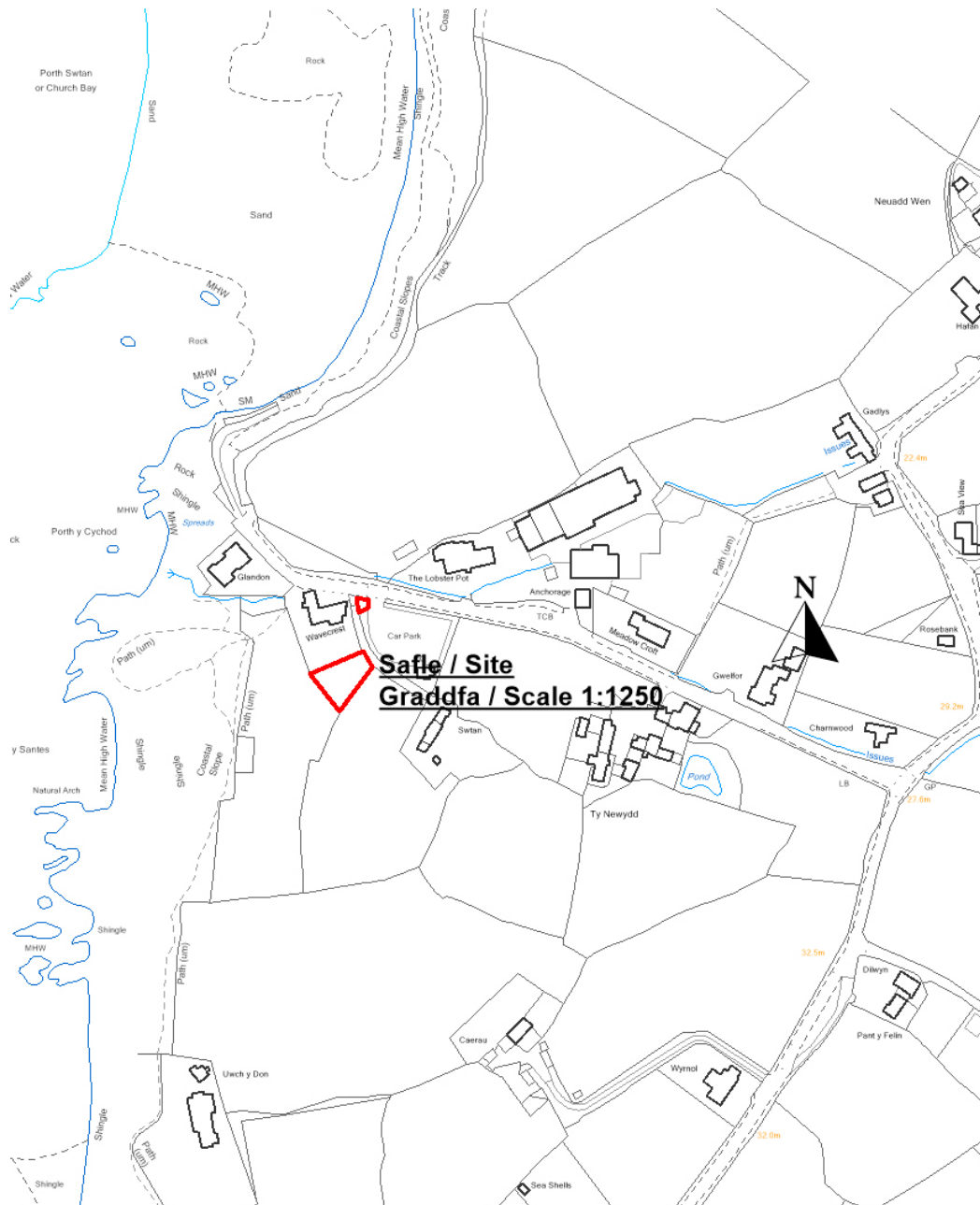
Rhif y Cais: 18C117C Application Number

Ymgeisydd Applicant

National Trust

Cais llawn ar gyfer newid defnydd tir i lunio maes parcio ynghyd â newidiadau i'r fynedfa bresennol i gerbydau ar dir yn / Full application for the change of use of land to form a car park together with amendments to the existing vehicular access on land at

Swtan, Porth Swtan/Church Bay



Planning Committee: 07/11/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Application made by National Trust on County Council owned land.

1. Proposal and Site

The site is located within the settlement of Church Bay and currently used as a car park. The site is set back from the highway and is within 50 meters of the coastline and within an Area of Outstanding Natural Beauty. Enclosure of the site is currently via stockproof fencing and is not visually prominent due to the nature of its use. Access to the site is up a small unsurfaced lane, the site itself is also unsurfaced.

The application is for the creation of a 6 bay car park together with re arrangement of the access at the mouth of the small lane. The car park will serve the nearby Swtan barns which are a popular tourist attraction in the summer months.

2. Key Issue(s)

The applications key issues are whether the proposal will affect the character of the local area and its highway safety.

3. Main Policies

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

4. Response to Consultation and Publicity

Highways – Suggested Condition and advisory notes.

Landscape Advisor – No Objection

Town Council – Support

Councillor Llinos Medi – No Response

Councillor Kenneth Pritchard Hughes – No Response

Councillor John Wyn Griffith - No Response

One letter of objection had been received at the time of writing this report from the occupiers of the nearby residential property. The point raised was concerned with the intrusive location of the car park directly overlooking the rear garden of the property. The agent was sent a copy of the objection and in response commented on the fact that it would not be feasible to site the car park in any other location of the National Trust's land ownership. The point raised in the letter of objection has been noted and as a result and it is to be conditioned a 1.8 meter Chestnut paling fence will be erected on the boundary between the proposal and the property. It is considered by the Landscape Adviser that chestnut paling will be in keeping with the character of the AONB and will be a viable option considering the exposed nature of the site. The agent will also provide a double hedge planting scheme along with a management plan for the car park to further mitigate against the issues raised.

5. Relevant Planning History

18C117 – Reinstatement of cottage to form a Heritage Centre at Swtan, Church Bay. Approve 15/10/1998

18C117A/AD – Erection of a static interpretation panel at Porth Swtan. 7/5/2004

18C117B - Full application for the erection of an extension at Swtan, Church Bay. Approved 17/4/2013

6. Main Planning Considerations

Affect Upon Character Of The Area – The application consists of the creation of a granite scalping surfaced carpark for 6 cars. The site enclosure will remain the same as the current stock proof fencing on all elevations bar one which it is to be conditioned a 1.8 meter high fence will be erected to mitigate overlooking issues.

Highway Safety – The highways department had no objection to the scheme and suggested a condition was imposed in order to ensure the car parking accommodation will be completed as the details submitted in the proposal.

7. Conclusion

The proposal will provide additional car parking accommodation in a manner respectful of the surrounding area and its character. It is considered the scheme will not have any negative effects, subsequently the department are mindful to recommend approval.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. Recommendation

(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 below except as otherwise required to be approved under the conditions imposed:

Drawing Number	Date Received	Plan Description
N/A	11/09/2018	Proposed Location Plan
PROP SWTAN ACCESS	11/09/2018	Proposed Block Plan

under planning application reference 18C117C.

Reason: For the avoidance of doubt

(03) 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 Highways Safety.

(04) 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: In The Interest of Highways Safety.

(05) No use of the car park shall be made until a chestnut paling fence of 1.8 metres in height has been provided at the north facing elevation of the site as delineated from point A to B on attached plan (PROP SWTAN ACCESS). The fence shall be maintained for the lifetime of the development and any replacement fencing required shall be of the safe height and specification.

Reason: In the interest of amenity.

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.

12.3

Gweddill y Ceisiadau

Remainder Applications

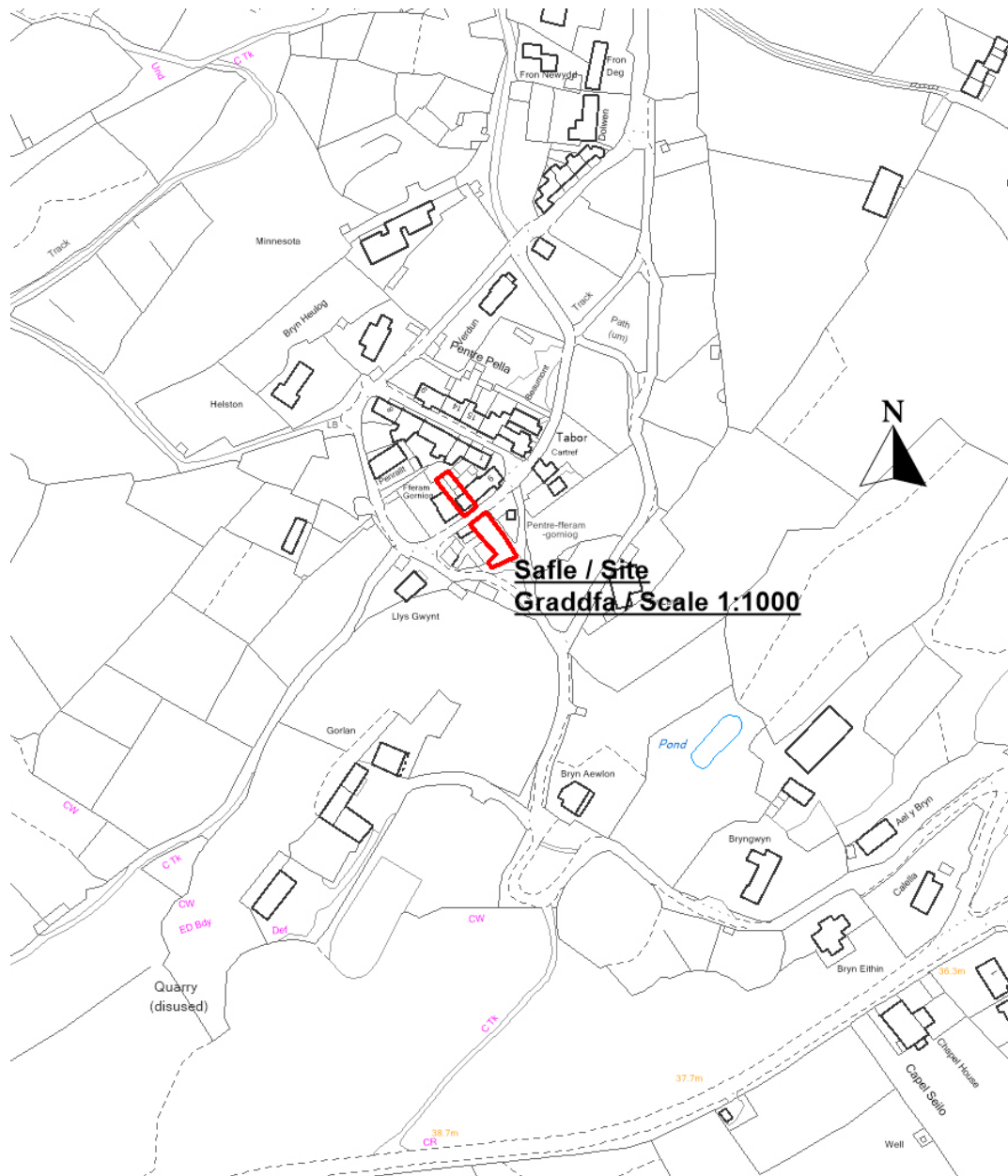
Rhif y Cais: **19C1111B** Application Number

Ymgeisydd Applicant

Mrs Iona James

Cais llawn ar gyfer a creu mynedfa i gerbydau ar dir yn / Full application for the construction of a vehicular access on land at

Bodowen, Pentre Fferam Gornio, Caergybi/Holyhead



Planning Committee: 07/11/2018

Report of Head of Planning Service (OWH)

Recommendation:

Permit

Reason for Reporting to Committee:

The proposed new access is within the land which is owned by the Council.

1. Proposal and Site

The application lies at Pentre Fferam Gorniog, Holyhead.

The proposal entails the construction of a new vehicular access. The proposed new vehicular access will be sited in front of the existing front garden of Bodowen dwelling. As part of this planning application, two new parking bays will be created.

2. Key Issue(s)

The key issue is whether the proposed scheme is acceptable and whether the proposed development may impact the Conservation Area status of Holyhead Mountain.

3. Main Policies

Anglesey and Gwynedd Joint Local Development Plan

Policy PCYFF 3 – Design and Place Shaping

Policy AT1 – Conservation Areas

Policy PS20 – Preserving and Where Appropriate Enhancing Heritage Assets

Planning Policy Wales (9th Edition), November 2016

Technical Advice Note 12 – Design

4. Response to Consultation and Publicity

Councillor Glyn Haynes– No response received at the time of writing this report.

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

Councillor Shaun Redmond - No response received at the time of writing this report

Councillor Trefor Hughes - No response received at the time of writing this report

Councillor Dafydd Thomas - No response received at the time of writing this report

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

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

Landscape Advisor – No comments

Heritage Advisor – Supportive following amended plans.

Ecological and Environmental Advisor – Standard comments – informative

Highways – Supportive conditions

Public Consultation – The application was publicised by the placing of a notice near the site, serving of personal notifications on the owners of neighbouring properties and placing an advert in the local newspaper. The latest date for the receipt of representations was the 17/09/2018. At the time of writing this report, the department have not received any representations.

5. Relevant Planning History

19C1111 - Full application for demolition of the existing extension together with alterations and extensions at 4, Bodowen, Pentre Pella, The Mountain, Holyhead Approved 06/06/2013

19C1111A - Retrospective application for the erection of an extension at 4 Pentre Fferam, Corniog Mynydd, Llaingoch approved 03/02/2015

6. Main Planning Considerations

The proposal is for the demolition of the existing front wall in order to form a new vehicular access and two new parking bays. The Heritage Advisor raises no concerns regarding the proposed development following receipt of amended plan by confirming the specification of the proposed new wall and the site levels.

A new stone wall will be erected between the parking bay and the current garden area.

The Highway Authority raises no concerns regarding the proposed development and has recommended standard conditions.

It is not considered that the proposed development would impact the status of Holyhead Mountain Conservation Area to such a degree to warrant a refusal as the proposed development complies with planning policies AT1 and PS20 of the Joint Local Development Plan.

The proposed materials are also acceptable being of a dry stone wall and gravel for parking bay / drive.

It is also considered that the proposed development would not impact the amenity of adjoining occupiers to such a degree to warrant a refusal. At the time of writing this report, no letters of representation have been received at this department.

7. Conclusion

The proposed development is considered acceptable to the Local Planning Authority.

8. Recommendation

Permit

(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: To comply with the requirements of the Highway Authority.

(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: To comply with the requirements of the Highway Authority.

(04) 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.

(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.

Reason: To comply with the requirements of the Highway Authority.

(06) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted below:

Rhif Dyluniad	Dyddiad a dderbyniwyd	Disgrifiad Dyluniad
1380-A3-04	18/09/2018	Location Plan and Proposed Site Plan

under planning application reference 19C1111B.

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.

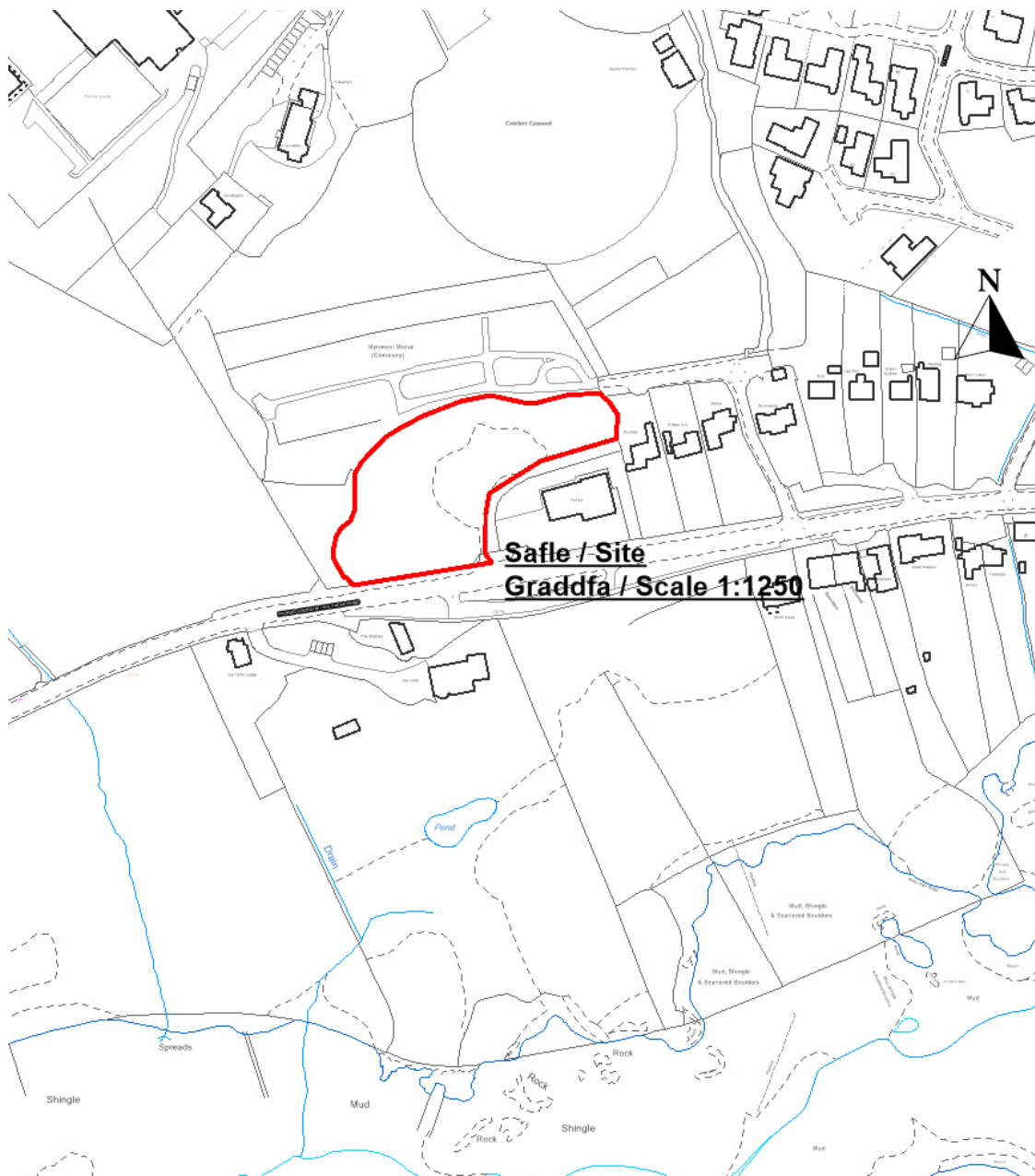
Rhif y Cais: **39C601** Application Number

Ymgeisydd Applicant

Mr Chris Smith

Cais llawn ar gyfer lleoli 4 sialé (defnydd gwyliau) ynghyd ag adeiladu llwybr a gwaith cysylltiedig ar dir gyferbyn â / Full application for the siting of 4 chalets (holiday use) together with the construction of a track and associated works on land opposite

Cartrefle, Porthaethwy / Menai Bridge



Planning Committee: 07/11/2018

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

Recommendation:

Permit

Reason for Reporting to Committee:

Local Member – Councillor Robin W Williams has requested that the application be referred to the planning committee for determination.

1. Proposal and Site

The application is for the siting of 4 chalets used for holiday purposes together with the construction of a track and associated works on land opposite Catrefle, Menai Bridge.

The application site is a parcel of land located to the north of the A5 highway on the outskirts of Menai Bridge. The site is accessible from the south by an existing access. There are dwellinghouses located to the east and south of the application site. A telephone exchange is located to the south east of the site, whilst a cemetery is located to the north.

The site was previously used as quarry, which has since regenerated with general vegetation and mature trees.

2. Key Issue(s)

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, amenity of the area, Area of Outstanding Natural Beauty (AONB) and highway safety.

3. Main Policies

Joint Local Development Plan

PCYFF1 – Development Boundaries

PCYFF 2 – Development Criteria

PCYFF3 – Design and Place Shaping

PCYFF 4 – Design and Landscaping

PS4 - Sustainable Transport, Development and Accessibility

PS19 – Conserving and where appropriate enhancing the Natural Environment

PS20 – Preserving and Where Appropriate Enhancing Heritage Assets

AMG1 – Area of Outstanding Natural Beauty Management Plans

AMG3 – Protecting and Enhancing Features and Qualities that are distinctive to the Local Landscape Character

TWR3 – Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

ISA 1 – Infrastructure Provision

Planning Policy Wales (9th Edition)

Technical Advice Notes 12: Design

4. Response to Consultation and Publicity

Councillor Robin Wyn Williams – Request that the application be referred to the Planning Committee for determination. Concerns that the proposed development is located outside the development boundary and whether the proposal is appropriate in the location.

Councillor Alun Wyn Mummery – No Response

Councillor Meirion Jones – No Response

Town Council – Application site is outside the development boundary. Opening up to possible other future developments.

Environmental Health – Conditional Approval

Drainage – Foul and surface water drainage appear satisfactory in principle.

Welsh Water – No Objection

Policy – Comments with respect to the Joint Local Development Plan. No policy objection providing that the proposal is acceptable in term of its impact on the AONB and Policy TWR3.

Landscape / Tree Officer – Following reducing the number of units from 5 to 4, the section are satisfied that the proposed development complies with the relevant development plan polices subject to conditions.

Heritage – No objection

Ecology – No Objection, however have recommended a condition for the control and eradication programme for invasive species.

Local Highways Authority – Conditional Approval

Policy – General policy comments which are elaborated within the main core of the report and included above.

Response to publicity:

The proposal was advertised with the posting of notifications to adjacent properties. Site notices have also been displayed near the application site. The latest expiration of the publicly period was the 19th September, 2018.

Five letters of representations were received as a result of the publicity afforded to the application. The main points raised are summarised below:

Comments with respect to caravans and containers being sited on the land.

Concerns regarding wildlife and existing trees on site.

Concerns regarding overlooking and effect upon neighbouring properties and nearby cemetery.

Concerns regarding general disturbance i.e. noise, traffic and smoke from log burners.

Concerns regarding length of occupancy and future use.

Proposal does not blend into its surrounding and would be a base for a commercial element contrary to its surroundings.

Concerns whether the proposal complies with the development plan.

Concerns with respect to highway safety.

Comments with respect to submitted planning statement.

Proposed chalets are not fit for purpose, not of a high quality design and do not integrate into its surroundings.

Proposed development would effect the root protection areas of various trees and environment.

Existing trees would have an effect upon future occupiers.

Proposed development does not comply with planning policy.

In response the points raised, the Authority comments as follows:

Caravans and containers currently sited at the land do not form part of the application and therefore not considered as part of the proposal.

The Authority Ecology Advisor has assessed the application and raised no concerns subject to a condition regarding invasive species.

It is not considered that the proposed development will have a detrimental impact upon neighbouring properties nor nearby existing uses such that the application be refused. This will be discussed in greater details further within the report.

A condition will be attached to the decision in order that the chalets are used for holiday purposes. The department cannot speculate upon future uses of the site or any forthcoming applications.

The application is considered acceptable and will not have a detrimental impact upon the nearby AONB.

The policy section have raised no objection providing that the proposal is acceptable in term of its impact on the AONB and Policy TWR3

The Local Highways Authority are satisfied with the proposed subject to conditions.

The statement is considered as part of the assessment process, however each application is determined on its own merits.

It is considered that the proposed chalets comply with the relevant legislation and is of a high quality design which integrates into its surroundings.

Condition could be attached to the permission ensuring that roots of existing trees are adequately protected.

It is considered that the existing trees and surroundings are acceptable and would not have a detrimental impact upon future occupiers of the proposed chalets.

It is considered that the proposed development complies with relevant planning policy which will be elaborated upon later within the report.

5. Relevant Planning History

No Planning History

6. Main Planning Considerations

The application was initially submitted for 5 holiday chalets. The application was subsequently amended and the number of units was reduced to 4 units, all of which fall within the definition of a holiday chalet as defined within policy TWR 3 of the Joint Local Development Plan.

Policy Considerations

The application site is located in the open countryside abutting the defined development boundary. Although the site is also located outside the Area of Outstanding Natural Beauty (AONB) and the Special Landscape Area (SLA), the site is adjacent to the AONB.

When considering the principle of the development reference is made to Policy TWR3 of the Joint Local Development Plan.

Policy TWR3 states that proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where it complies with all of the following three criteria:

i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality

In order to determine if the proposal would lead to an intensification in the provision of static caravan, chalets or permanent camping accommodation reference is made to the Anglesey Landscape Sensitivity and Capacity Study (March 2014). Within the study each Landscape Character Area (LCA) has been assessed to provide guidance in relation to the sensitivity of the landscape and assess the capacity for further caravan/chalet park developments.

Paragraph 6.3.68 of the policy states that *the study* (Anglesey Landscape Sensitivity and Capacity Study) *concluded that is some areas outside the AONB and SLA there may be very limited capacity for static caravan / chalet park development typically comprising of very infrequent, very small scale, well sited, high quality development'. In all cases development should avoid the undeveloped coastal edge and immediate setting.*

In respect to the issue of 'limited capacity' highlighted in paragraph 6.3.38, Table 2.11 (Static Caravan / Chalet Park Development Typologies) of the Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity Study (March 2014) defines 'very small' as 'up to 10 units (typically below 1 hectare in area) and small as 11 – 25 units (typically below 2 hectares in area).

Taking the above matter into considerations, it is considered that the proposed development is acceptable in terms of criterion i of TWR3.

ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape.

The site is a former quarry surrounded by woodland composed predominately of sycamore with quantities of ash and birch. With other woodland below the A5 it forms a buffer between the settlement and the open agricultural land beyond. Many of the dwellings in the immediate area are screened by trees, or with a backdrop of woodland or significant trees. Glimpses into the site's centre from the A5 are limited, particularly in the summer months. The wooded backdrop to the site, particularly to the rear of the BT exchange forms a buffer with the cemetery above and the internal topography partially screens the east of the site on the approach from the west.

The application was initially submitted for the siting of 5 chalets used for holiday purposes. The Local Planning Authority raised concerns about the unit proposed at the most western part of the site since the unit would not adequately retain and respect the natural features and would be in an obtrusive location, contrary to policy PCYFF 4, AMG3 and TWR3. The unit was subsequently removed from the scheme, reducing the number of chalets to 4. Due to the enclosed nature of the site, position, number of units and design of the proposed chalets it is considered that the proposal is of high quality which does not significantly harm the visual quality of the landscape.

The landscape officer raised no objection to the proposal and considered that the development complies with the requirements of PCYFF4, TWR3 and AMG3 of the JLDP.

Following assessing the context of the site, the layout, reduced density together with the observations of the Built Environment section who raise no objection to the proposal subject to conditions, it considered that 4 units are acceptable in this location.

iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

The site is located immediately adjacent to the A5 highway (Holyhead Road). A new access to the site is proposed at the south part of the site, leading from the highway. A pedestrian footway is also located to between the site and the main highway which allow pedestrians to commute approximately 0.5 km to Menai Bridge.

The Local Highway Authority have assessed the application and are satisfied with the proposal subject to conditions. The site is considered to be in a sustainable location, located within close proximity to the National Cycle Network and existing public transport links.

The drainage section of the Authority have assessed the application and confirmed that at the foul and surface water drainage details appear satisfactory in principle. Conditions will be attached to any approved permission accordingly.

Effect upon Amenities of Neighbouring Properties:

The impact of the proposal, especially upon the amenity of nearby land users should be considered in accordance with the criteria as set out in policy PCYFF 2 (Development Criteria). Specific consideration is given to criteria 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupiers of local residences or other land and property users.

Whist open countryside is located to the west of the site, a cemetery is located to the north and a Telephone Exchange to the south east. The nearest dwelling house to the site is Dundas which abuts the site to the east. Residential units are also located south of the site, across the highway. The proposed units are generally positioned at the north of the site extending towards the east of the site in a linear type formation. Each unit provides private amenity spaces.

The site is located at a significantly lower level in comparison to the land both to the north and east of the site. Adequate existing screening and boundary treatments surround the majority of the site.

Although there is only a distance of approximately 4 meters from the nearest point of the most eastern proposed unit (cabin 4) and the curtilage of Dundas, given the fact the amenity space of the unit is located at the western part of the chalet, the site lies at a significantly lower level than the existing dwelling and the extent of the existing screening it is considered that the proposed development will not have a detrimental effect upon the amenities of the dwellinghouse.

Given consideration there is approximately 70 meters and the A5 highway between the nearest proposed unit and dwellinghouses at the south of the site it is not considered the proposed development will have a detrimental effect upon their amenity.

The cemetery to the north is also located on a higher level than the application site, with existing mature trees and vegetation located at the northern boundary of the site.

Given due consideration to the above it is not considered that the proposed development would affect the amenities of neighbouring residential amenity or the existing cemetery to such a degree to warrant refusal of the application.

7. Conclusion

It is considered that the application can be supported by local and national planning policy, in particular TWR3 of the JLDP. It is considered that there will not be a significant intensification in the provision of such sites within the areas and that the proposal is of high quality, located in a unobtrusive location providing adequate access onto a main highway network.

The amenities of the area including the nearby AONB and neighbouring properties have been taken into account, however it is not considered that the proposed development will harm the amenities of the neighbouring properties to such a degree as to warrant the refusal of the application. Various material considerations have been considered and assessed by the specialist Officers of the Authority who have not raised any objection to the scheme subject to conditions. It is recommended that the application be approved.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

8. Recommendation

To **permit** the application subject to the following 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 below under planning application reference 39C601 except as required to be approved under the conditions imposed:

Drawing/ Document Number	Date Received	Plan Description
D589-01	22/12/2017	Location Plan
D589.03	19/08/2018	Site Layout Plan
SIP-01-001	15/06/2018	Foundation Details
	15/06/2018	Plinth Details
D589.07	19/04/2018	Proposed Cross Section A-A
D589.08	19/04/2018	Proposed Cross Section B-B
D589.09	19/04/2018	Proposed Cross Section C-C
A-01-03	29/03/2018	Proposed Drainage Plan
D589.05	22/12/2017	Elevations and Floor Plan
D589.06	22/12/2017	Elevations and Floor Plan
D589.10	17/09/2018	Proposed Floor Plan and Elevations of Refuse Area
17353/A2_AIA_Rev.B	19/08/2018	Tree Survey, Arboriculture Impact Assessment & Method Statement
17353/A1	22/12/2017	Trees and Construction BS5837 Tree Survey Assessment
17353/E1	22/12/2017	Preliminary Ecological Appraisal Report
	17/09/2018	Cellweb TRP Installation Guide

Reason: For the avoidance of doubt.

(03) 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 Local Highway Authority.

(04) 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 unit 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 Local Highway Authority.

(05) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include:

- 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.

Reason: To comply with the requirements of the Highway Authority to ensure reasonable and proper control is exercised over construction activities in the interests of road safety.

(06) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of amenity

(07) Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before building or other operations start. Such details shall include the following:

- That all lights shall be directed onto the application site only and not onto any surrounding land or properties.
- Full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.
- A report on any light spillage (including lux levels) onto any surrounding land or properties arising from the external lighting proposed.

No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

Reason To safeguard the amenities of occupants of the surrounding properties.

(08) The units shall only be used for holiday accommodation and shall not at any time be used as permanent residential premises.

Reason: To define the scope of this approval.

(09) The owners/operators shall maintain an up to date register of the names of all owners/occupiers of individual units on the site and of their main home addresses and shall make this information available to the Local Planning Authority.

Reason: To ensure the approved holiday accommodation is not used for unauthorized permanent use.

(10) The development hereby approved shall be constructed strictly in accordance with the Preliminary Ecological Appraisal Report received on the 22/12/2018.

Reason: To safeguard any protected species present.

(11) No development shall commence until an eradication programme for invasive species shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details for the lifetime of the development.

Reason: To eradicate invasive species from the application site.

(12) No development shall commence until the Indigo Arboricultural Impact Assessment and Method Statement 'Considerations': June 2018 and plans 17353/A2_AIA_RevB (Tree Protection Plan) and 17353/A1 (Tree Constraints Plan) submitted in support of the application shall be finalised, submitted to and agreed in writing by the Local Planning Authority. The finalised and agreed AMS shall be adhered to in full and subject to tree protection monitoring and site supervision by a suitably qualified tree specialist.

Reason: In order to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

(13) No development shall commence until an underground services plan as noted in section 5.3 of the Indigo Arboricultural Impact Assessment and Method Statement Considerations: June 2018 report is submitted and agreed in writing by the Local Planning Authority. Approved works resultant will follow the requirements of Condition (12).

Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

(14) There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority or indicated on the submitted plans. Any tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced in accordance with the details agreed with the Local Planning Authority (unless the Local Planning Authority gives its written consent to any variation).

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to enhance its setting within the immediate locality.

(15) No retained tree shall be cut down, uprooted, destroyed, pruned, cut or damaged in any manner during the development phase and thereafter within 5 years from the date of occupation of the building for its permitted use, other than in accordance with the approved plans and particulars or as may be permitted by prior approval in writing from the Local Planning Authority.

Reason: Required to safeguard and enhance the character and amenity of the area, and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality.

(16) Prior to completion or first occupation of the proposed units hereby approved, whichever is the sooner; details of landscaping treatment of all parts of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a) a scaled plan showing vegetation to be retained and trees to be planted:**
- b) a schedule detailing sizes and numbers of all proposed trees**
- c) Sufficient specification to ensure successful establishment and survival of new planting**
- d) Frequency of safety inspections, which should be at least three yearly in areas of high risk, less often in lower risk areas**
- e) Confirmation that the tree pruning work is carried out by suitably qualified and insured tree contractors to British Standard 3998 (2010).**

Reason: Required to safeguard and enhance the character and amenity of the area, and to enhance its setting within the immediate locality.

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.

9. Other Relevant Policies

Planning Policy Wales (Edition 9)

SPG: Design Guide for the Urban and Rural Environment

12.5

Gweddill y Ceisiadau

Remainder Applications

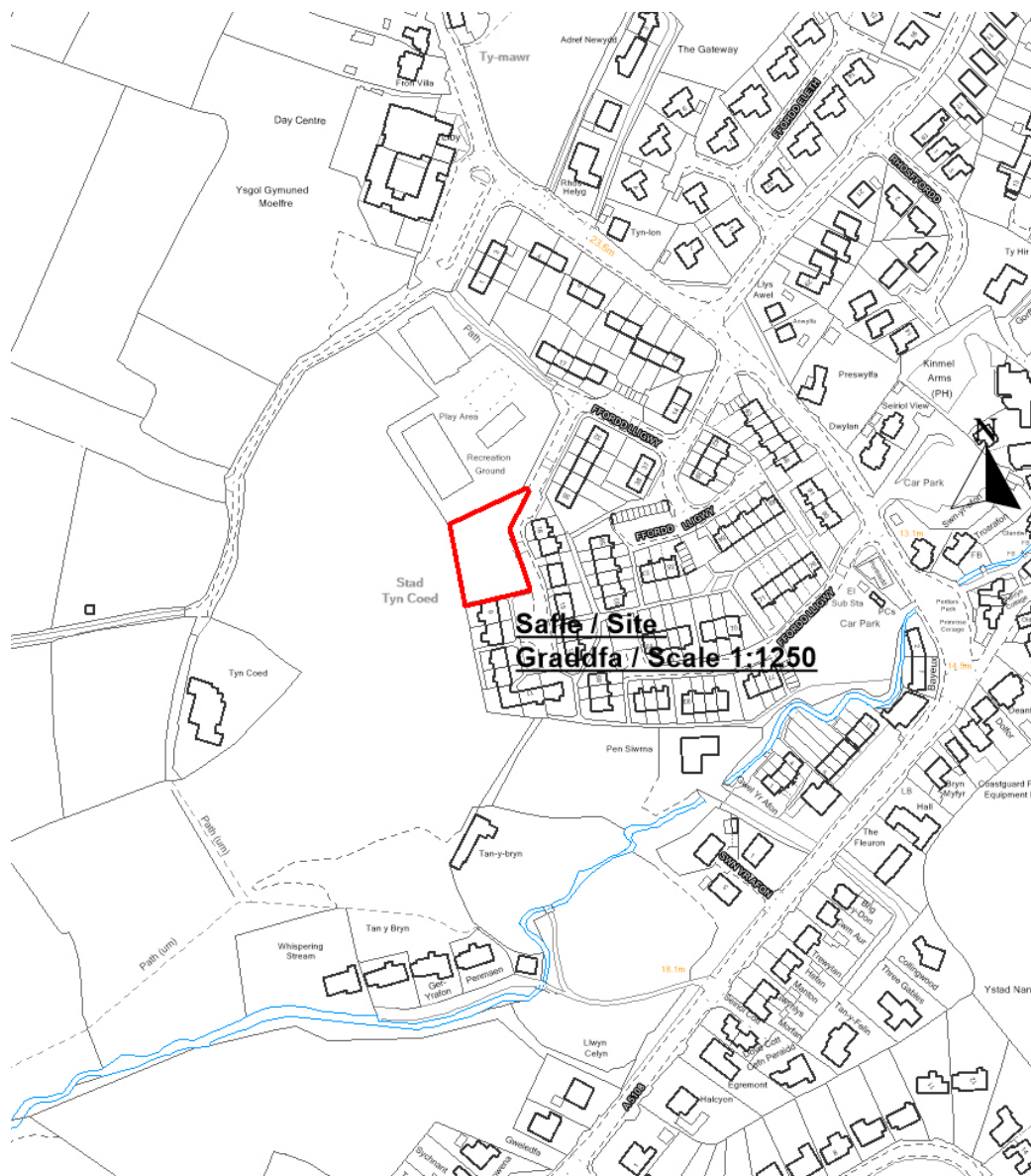
Rhif y Cais: **40LPA356/CC** Application Number

Ymgeisydd Applicant

Gwasanaethau Tai Cyngor Ynys Mon

Cais llawn i godi 3 annedd fforddiadwy, ynghyd â gwaith tirlunio a datblygiadau cysylltiedig arall ar tir yn / Full application for the erection of 3 affordable dwellings, landscaping and other associated development on land at

Ffordd Lligwy, Moelfre



PLANNING COMMITTEE: 07/11/2018

REPORT OF HEAD OF PLANNING SERVICE (MTD)

RECOMMENDATION:

Approve

REASON FOR REPORTING TO COMMITTEE:

The planning application is being reported to the planning committee because the Isle of Anglesey Council is the applicant and the landowner.

1. PROPOSAL AND SITE

The application site is located on vacant land next to a formal enclosed playing field on the western edge of the existing housing estate. The housing units adjoining and opposite are predominantly local authority owned bungalows. The application proposed a pair of semi-detached 2 bedroom bungalows and a single one bedroom bungalow together with off road parking spaces.

2. KEY ISSUE(S)

- Principle of the Development.
- Character and Appearance of the Locality.
- Highways & Parking considerations.
- Impact on the Amenities of Adjacent Properties

3. MAIN POLICIES

Anglesey and Gwynedd Joint Local Development Plan (2017)

TRA 2: Parking Standards
TRA 4: Managing Transport Impacts
ISA5: Provision of Open Spaces in New Housing Developments
PCYFF 1: Development Boundaries
PCYFF 2: Development Criteria
PCYFF 3: Design and Place Shaping
PCYFF 4: Design and Landscaping
PS 17: Settlement Strategy
TAI 5: Local Market Housing
Strategic Policy PS18 Affordable Housing
TAI 15: Affordable Housing
AMG1 – Area of Outstanding Natural Beauty Management Plans

Planning Policy Wales Edition 9 2016 “PPW”

TAN 12: Design
Technical Advice Note (TAN) 24: The Historic Environment (2017)

Supplementary Planning Guidance SPG Design in the Urban and Rural Built Environment (2008) “SPG Design”

4. RESPONSE TO CONSULTATION AND PUBLICITY

Community Council – No observations received at the time of writing.

Local Councillors – no response received

Highway Authority – Proposed block plan requested. Block plan supplied and conditions suggested.

Drainage Section – No observations received at the time of writing.

Dwr Cymru-Welsh Water – suggested condition regarding surface water disposal

Housing Service – there is a confirmed need for affordable housing in Moelfre

Ecological and Environmental Adviser – safeguards for construction phase to protect species which may be present; enhancement suggested

Heritage Advisor – no heritage assets nearby. Proposal is in the AONB but will not significantly harm the features and qualities that are distinctive to the local landscape character of the AONB.

Landscape Advisor: The site is identified as being of Low value in the LandMap Visual and Sensory layer with extensive housing identified as a detractor. The scale of the proposal located within an existing area of housing would not affect conservation of the AONB's Natural Beauty, Features or Special Qualities. A new native species hedgerow to the rear boundary would represent a small enhancement.

Public response to notification:

The planning application was advertised by way letters to adjacent properties, site notices and a press notice was published with the latest date for the receipt of representations being 3/8/18. No representations were received.

5. RELEVANT PLANNING HISTORY

None

6. MAIN PLANNING CONSIDERATIONS

Principle of the Development: The site is located within the development boundary of Moelfre under the provision of PCYFF 1 of the JLDP. Moelfre is classified as a Local Village under the provisions of policy TAI 5 of the JLDP and this policy permits local market housing proposals on suitable sites within the settlement boundary and subject to the maximum units size specified. At 77m² the units are smaller than the maximum specifies for two bedroom single storey units. No size is provided for one-bedroom units but again at 77m² the unit is smaller than 90m² given as a maximum for 2 bed units.

Policy TAI 8 (Appropriate Housing Mix) states that proposals should contribute towards meeting the identified needs of the community through meeting the listed criteria which include maximizing the delivery of affordable housing and ensuring the sustainable use of land through an efficient density of development compatible with local amenity. In terms of need for the development the council's Housing Services have stated that there is a need for affordable housing units in Moelfre. Though it is understood that the application will be developed for 100% affordable housing in conjunction with the council, it would normally be necessary complete a legal agreement requiring 30% of the units are developed for affordable housing requirements in accord with policy TAI 15 (Affordable Housing Threshold & Distribution). In this case it is not possible for the council to complete a legal agreement with itself and a planning condition has been recommended which requires one of the units to be affordable.

Character and Appearance of the Locality: Policy PCYFF 2 (Development Criteria) of the JLDP states that to make the most efficient use of land that there should be a minimum of 30 housing units per hectare unless there are local circumstances or site constraints which dictate a lower density. The density of the proposed development reflects existing patterns in the locality.

In terms of the area's character policies PCYFF 3 (Design and Place Shaping) and PCYFF 4 (Design and Landscaping) of the JLDP requires that new developments demonstrate a high quality design and that they integrate into their surroundings. The proposed developments is made for three single storey units, one single unit and two semi-detached, with parking for motor vehicles off street. The units would be rendered and have slate roofs. The layout and design of the proposals are considered to be reflective of the varied housing types which can be seen in the area and on this basis is acceptable having regard to the impact on the character and appearance of the area which is designated as an Area of Outstanding Natural Beauty.

Impact on the Residential Amenities of Adjacent Properties & Occupants of the Proposed Development:

The impact of the development in neighbouring amenity is minimal. The dwellings are separated from adjoining properties due to underground tanks and are separated by the existing estate road from dwellings opposite.

Highways & Parking Considerations:

The proposal includes parking spaces for the individual units and a pedestrian footway is included to the front of the site which will link to the wide grass verge fronting the adjoining playground.

Other Matters: No objections are received from Welsh Water – foul drainage is intended to connect to the main sewer whilst surface water is intended to be disposed to a soakaway system. Comments were awaited from the drainage section at the time of writing.

In terms of ecology, the council's Ecological and Environment Officer has suggested checks prior to vegetation removal in the bird breeding season and enhancement planting. The landscape officer has also suggested enhancement planting on the external site boundary.

7. CONCLUSION

The proposed development is acceptable within its context on an existing housing estate and within the wider AONB. There are no highway objections and the design and amenity impacts of the scheme are acceptable.

In terms of the Well-being of Future Generations (Wales) Act 2015 it is considered that the proposed development contribute towards a more prosperous and resilient Wales in terms of the economic improvements that would accrue as part of the development and being for affordable housing a more equal Wales.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). The recommendation takes into account the ways of working set out at section 5 of the WCFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

8. RECOMMENDATION

That planning permission is granted subject to the receipt of comments from the council's drainage section and subject to the following planning 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 Section 91(1) of the Town and Country Planning Act 1990.

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

Design/Document	Reference	Date
2555-18-1a	Location plan	20-7-18
2555-18-3b	Proposed Site Plan	20-7-18
2555-18-5	Proposed Two Bedroom Bungalow	3-7-18
2555-18-4	Proposed One Bedroom Bungalow	3-7-18

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

(04) A new 1.8m wide pedestrian footway shall be provided along the whole length of the site boundary adjacent the public highway as shown on drawing 2555-18-3b Proposed Site Plan. No development shall commence until full design details for the pedestrian footway have been submitted to and agreed. In writing by the local planning authority. The footway shall be completed in accordance with the approved plan before the use hereby approved commences.

Reason: In the interests of pedestrian safety.

(05) The access shall be laid out and constructed strictly in accordance with the submitted plan 2555-18-3b Proposed Site 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 interests of highway safety.

(06) 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 provide adequate visibility.

(07) 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 operational before the use hereby permitted is commenced. No surface water from the within the curtilage of the site shall 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: In the interests of amenity and to ensure that the site is adequately drained

(08) 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 interests of the free flow of traffic

(09) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

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.

(11) Notwithstanding the submitted drawings, no development shall take place until a scheme of landscaping and tree planting for the application site has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme which shall include a hedge to the external boundary shall show the proposed planting, including species, size and density. The approved new planting shall not be implemented later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner.

Reason: In the interest of the visual amenities of the locality and to secure ecological enhancements.

(12) Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interest of the visual amenities of the locality and to secure ecological enhancements.

(13) The commencement of the Development shall not take place until there has been submitted to and approved in writing by the LPA, a Construction Traffic Management Plan (CTMP). The CTMP shall include;

- 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 construction of the Development shall be completed in accordance with the approved Plan.

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

(11) The development shall not begin until a scheme for the provision of local market housing and affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The local market housing and affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of a local market dwelling under policy TAI 5 of the Ynys Mon and Gwynedd Joint Local Development Plan and affordable housing in Technical Advice Note 2: Planning and Affordable Housing (June 2006) or any future guidance that replaces it. The scheme shall include:

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

- v. **the occupancy criteria to be used for determining the identity of occupiers of the local market housing and affordable housing and the means by which such occupancy criteria shall be enforced.**

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

Please inform the Applicant that:-

The Highway Authority shall not be responsible for any road surface water entering the site as the result of the development.

Any adjustments, re-siting and/or protection of any statutory services in the highway shall be his responsibility and carried out at his own expense.

The footway and/or verge crossing required in connection with this development shall be carried out at his expense by the Highway Authority, their Agents or other approved Contractor before the access is brought into use and completed before the use is commenced.

If he/she chooses to carry out the work himself/, the Applicant should be advised to apply in writing to the Corporate Director of Highways, Transportation and Property for the necessary consent, as required under Section 171 of the Highways Act, 1980 to carry out work within the highway for the formation of the footway and/or verge crossing.

9. OTHER RELEVANT POLICIES

None

10. OTHER RESPONSES TO CONSULTATION AND PUBLICITY

None