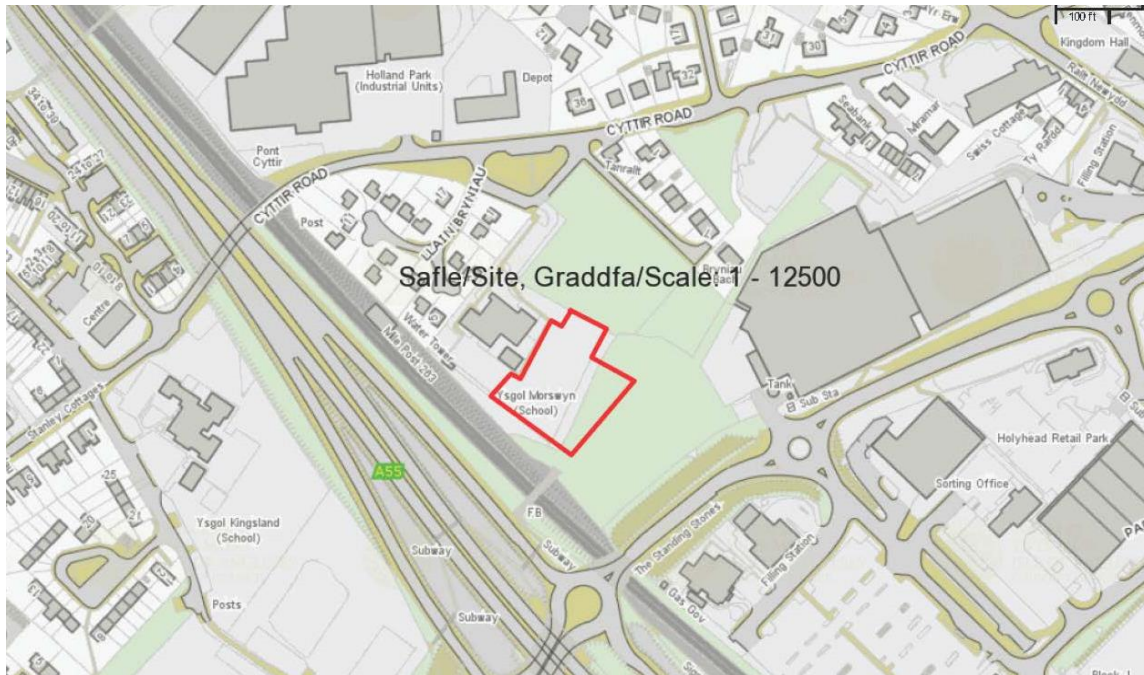


Application Reference: FPL/2019/162

Applicant: Priffyrdd, Gwastraff ac Eiddo / Highways, Waste & Property

Description: Cais llawn ar gyfer newid defnydd tir amaethyddol yn gae chwarae ar gyfer ysgol, codi ystafell ddosbarth symudol, codi ffensys a waliau terfyn ynghyd â gwaith tirlunio meddal a chaled yn / Full application for change of use of agricultural land into playing field for school, erection of mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at

Site Address: Ysgol Morswyn School, Ffordd Cyttir Road, Caergybi/Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

The application is a full application for change of use of agricultural land into playing field for school, erection of mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Ysgol Morswyn, Holyhead.

Key Issues

The key issue is whether the proposal fits in with surrounding area, the effect on ecology and whether the proposal has a negative impact upon immediate residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 2: Community Facilities
Policy TRA 4: Managing Transport Impacts

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	Standard Comments
Swyddog Llwybrau / Footpaths Officer	Supportive
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Llywodraeth Cymru (Priffyrdd/Highways)	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	Standard comments
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Network Rail	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Cynghorydd Shaun James Redmond	No response
Cynghorydd Robert Llewelyn Jones	No response
Cynghorydd Glyn Haynes	No response

Site notices was placed near the site and neighbouring properties were notified in writing. The planning application was also advertised in the local newspaper as the development is near a public footpath. The expiry date for receiving representations was the 24/07/2019. At the time of writing the report no letters were received.

Relevant Planning History

19LPA959/CC - Full application for the siting of a mobile classroom at Ysgol Morswyn, Holyhead – 6/7/12
Granted

Main Planning Considerations

Policy Considerations

Policy PCYFF2 sets out the priority criteria, not covered elsewhere in the plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development. The policy also states that proposals should not have an unacceptable impact on the amenities of adjacent occupiers. It is considered that the proposal is in a sustainable location and is appropriately located within the existing grounds of the primary school. Due to the location of the mobile classroom, and the distance

away from existing residential properties, it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

Policy PCYFF3 states that proposals are expected to demonstrate high quality design and the built environment must be taken into consideration. It is considered that the proposal is high quality development and will not look out of place in the vicinity.

Policy PCYFF4 states that proposals should integrate into their surroundings and landscaping should be considered from the outset. It is considered that the proposal will integrate into the surroundings. An existing hedgerow will be lost as part of the proposal; however, a new 'clawdd' will be re-instated on the new extended boundary together with the planting of new soft landscaping within the school grounds.

Strategic Policy PS19: Conserving and Where Appropriate Enhancing the Natural Environment states that development must conserve and where appropriate enhance the distinctive natural environment. Policy AMG 5: Local Biodiversity Conservation also states that proposals must protect and where appropriate enhance biodiversity. Even though the proposal involves the removal of an existing 'clawdd' the proposal also involves re-instating the 'clawdd' on the new extended boundary, together with the planting of new soft landscaping on the existing playing field.

Policy ISA 2: Community Facilities states that support will be given for the provision of new or enhanced school facilities. The mobile classroom will be used incidental to the primary school Ysgol Morswyn.

Policy TRA4: Managing Transport Impacts states that proposals should not have an unacceptable impact on public rights of way. The proposal will re-align the existing public right of way around the extended application site; therefore, it is not considered that the proposal will have an unacceptable impact upon the right of way.

Mobile Classroom

The proposal consist of the erection of a mobile classroom on part of the existing playing field within the school grounds. The mobile classroom measures 21m long x 11m wide x 3m at its highest point. The materials of the mobile classroom consist of steel and timber vertical cladding with a duo pitch rubber membrane roof. The building will be used for nursery children and for an after school club.

A similar mobile classroom is located within the school grounds at present.

Extension to playing field

The proposal also involves changing the use of agricultural land nearby to be used as a playing field for the school. This will involve the removal of existing hedgerow and the re-locating the existing public footpath around the perimeter of the extended playing field. For security reasons, a 2 metre high fence will be erected on the perimeter of the site.

Ecology

An existing hedgerow will be removed in order to extend the existing playing field at Ysgol Morswyn. An ecology survey has been received for the hedge and tree removal and for the playing field extension. A new 'clawdd' would be placed along the new extended boundary and new soft landscaping is also proposed within the school playing field.

The Ecological and Environmental Advisor has suggested a condition is placed on the permission to ensure that the Mitigation Measures as stated in the Playing Field Extension Survey is followed in full.

Footpath

The existing public footpath will be diverted around the extended playing field. The Footpath Officer has confirmed that the diversion of the footpath is acceptable.

Landscaping Detail

In order to enhance integration of the proposal, a condition requiring a landscaping scheme to be agreed in writing prior to any works commencing on the application site and thereafter implemented as proposed.

Conclusion

The proposal is acceptable in policy terms, the extension will fit into the area without harming the amenities of nearby residential properties.

Recommendation

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

(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 shall take place in accordance with the Mitigation Measures in section 9.1 and 9.2 contained within the Cambrian Ecology Ltd Playing Field Extension Survey v3 dated 25th June, 2019 submitted under application reference FPL/2019/162.

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

(03) The development hereby permitted shall be carried out in strict conformity with the details received under application reference FPL/2019/162.

- Landscape General Arrangement –526-SO-00-00-DR-L-0001 PO.3
- Proposed and Existing Levels - 526-SO-00-00-DR-L-0002 – PO.3
- Fencing Design - 526-SO-00-00-DR-L-0003 – PO.3
- Hard Landscape Design - 526-SO-00-00-DR-L-0004 – PO.3
- Soft Landscape Design - 526-SO-00-00-DR-L-0005 PO.1
- Hard Landscape Detail - 526-SO-00-00-DR-L-0006
- Soft Landscape Detail - 526-SO-00-00-DR-L-0007
- Fencing Detail - 526-SO-00-00-DR-L-0008
- Proposed Drainage Arrangement - 0001 S0 P01.1
- Proposed Location and Block Plan – L02 Rev A
- Proposed Elevations – 190514A-ELT-00-00-DR-200 Rev A
- Proposed Floorplan – P01
- Playing Field Extension Survey V3 – Cambrian Ecology
- Hedge/Tree Removal Survey – Cambrian Ecology
- Landscape Features – 526-SO-00-00-DR-L-0009 PO.0

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.

Application Reference: FPL/2019/161

Applicant: Cyngor Sir Ynys Môn

Description: Cais llawn ar gyfer codi ystafell ddosbarth symudol yn / Full application for the erection of a mobile classroom at

Site Address: Ysgol Pencaernisiog, Pencarnisiog



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Committee as the planning application is submitted by the Council on Council owned land.

Proposal and Site

The application is for the erection of a mobile classroom, erection of fencing and boundary walls together with soft and hard landscaping at Ysgol Pencarnisiog, Pencarnisiog.

Key Issues

The key issue is whether the proposal fits in with surrounding area, the effect on ecology and whether the proposal has a negative impact upon immediate residential properties.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 4: Design and Landscaping
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 2: Community Facilities
Technical Advice Note 12: Design (2016)
Planning Policy Wales (Edition 10, December 2018)
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Response to Consultation and Publicity

Consultee	Response
GCAG / GAPS	No comments
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No response
Iechyd yr Amgylchedd / Environmental Health	No observation
Ymgynghorydd Tirwedd / Landscape Advisor	Comments
Dwr Cymru Welsh Water	Standard comments
Draenio Gwynedd / Gwynedd Drainage	Comments
Cyngor Cymuned Llanfaelog Community Council	No response
Cynghorydd Gwilym O Jones	No response
Cynghorydd Richard Dew	No response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response

Site notices was placed near the site and neighbouring properties were notified in writing. The planning application was also advertised in the local newspaper as the development is near a public footpath. The expiry date for receiving representations was the 17/07/2019. At the time of writing the report no letters were received.

Relevant Planning History

28C317 - Newid defnydd yr hen ffretur i greu clwb plant a'r ol ysgol, ysgol feithrin a ystafell cyfrifiaduron ynghyd a addasu ac ehangu yn / Change of use of former school canteen to create an after school childrens club, nursery school and computer suite together with alterations and extensions at Ysgol Pencarnisiog, Pencarnisiog Canitatau / Approved 04/03/2004

28C317A - Cais i newid defnydd yr iard ysgol i lle parcio yn/Change of use from school yard to car park at Ysgol Pencarnisiog, Pencarnisiog Canitatau / Approved 10/02/2005

28LPA812/CC - Dymchwel neuadd fwyd, meithrinfa ac adeilad peiriannau presennol ynghyd a chodi neuadd/ystafell fwyta newydd gydag adnoddau pwrpasol ynghyd a chreu 5 man parcio car yn/Demolition of existing dining hall, nursery and plant building together with the erection of a new hall/dinning room and associated facilities together with the creation of 5no. car parking spaces at Ysgol Pencarnisiog, Pencarnisiog Dim Gwrthwynebiad 24/05/2002

Main Planning Considerations

Policy PCYFF2 sets out the priority criteria, not covered elsewhere in the plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development. The policy also states that proposals should not have an unacceptable impact on the amenities of adjacent occupiers. It is considered that the proposal is in a sustainable location and is appropriately located within the existing grounds of the primary school. Due to the location of the mobile classroom, and the distance away from existing residential properties, it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

Policy PCYFF3 states that proposals are expected to demonstrate high quality design and the built environment must be taken into consideration. It is considered that the proposal is high quality development and will not look out of place in the vicinity.

Policy PCYFF4 states that proposals should integrate into their surroundings and landscaping should be considered from the outset. It is considered that the proposal will integrate into the surroundings. Two trees will be lost as part of the proposal; however, four new trees will be planted in lieu.

Strategic Policy PS19: Conserving and Where Appropriate Enhancing the Natural Environment states that development must conserve and where appropriate enhance the distinctive natural environment. Policy AMG 5: Local Biodiversity Conservation also states that proposals must protect and where appropriate enhance biodiversity.

Policy ISA 2: Community Facilities states that support will be given for the provision of new or enhanced school facilities. The mobile classroom will be used incidental to the primary school Ysgol Pencarnisiog.

Mobile Classroom

The proposal consist of the erection of a mobile classroom on part of the existing school ground which is currently being used as an urban garden. The mobile classroom measures 21m long x 11m wide x 3m at its highest point. The materials of the mobile classroom consist of steel and timber vertical cladding with a duo pitch rubber membrane roof.

The purpose of the mobile classroom is for the use for Nursery children and after school club. The agent has confirmed that the opening hours will be from 7.50 a.m. for the breakfast club within the mobile classroom and until 18.00 p.m for the after school club.

To the rear of the new mobile classroom, two new soft play areas will be created. For security reason, a 2 metre high fence will be erected around the site.

The drainage is to be disposed via mains. Welsh Water raises no objection to the proposed development.

Conclusion

The proposed development is considered acceptable to the Local Planning Authority and is recommended for approval subject to conditions.

Recommendation

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

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

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

- **Location Plan - LO2 (Revision A)**
- **Proposed Floor Plan - P01**
- **Proposed Elevation Plan - 190514A-ELT-00-00-DR-2000**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, PCYFF 4, PS 19 and ISA 2

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

Application Reference: FPL/2019/171

Applicant: Cyngor Sir Ynys Môn

Description: Cais llawn ar gyfer dymchwel y ffens presennol ynghyd a codi ffens newydd yn / Full application for the demolition of existing fence together with erection of new fence at

Site Address: Maes Awyr Môn / Anglesey Airport, Ffordd Minffordd Road, Caergeiliog



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

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted by the Council.

Proposal and Site

The site is at Anglesey Airport. The development is for the erection of a 3.22 metre high security fence.

Key Issues

The key planning issues are whether the proposed development complies with the relevant planning policies and whether the proposed development may effect any neighbouring properties.

Policies

Joint Local Development Plan

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Richard Dew	No response to date
Cynghorydd Gwilym O Jones	No response to date
Cyngor Cymuned Llanfair yn Neubwll Community Council	No response to date
Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding	No objection
Priffyrdd a Trafnidiaeth / Highways and Transportation	No response to date
Iechyd yr Amgylchedd / Environmental Health	No response to date

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 17/07/2019. At the time of writing this report, the department has not received any representations.

Relevant Planning History

32C149 - Codi terfynfa sifil yn/Erection of a civilian terminal at RAF Valley, Y Fali / Valley Canitatu / Approved 12/06/2006
 32LPA878/CC/AD - Codi arwydd wedi ei oleuo yn / Erection of an externally illuminated sign at Maes Awyr Môn / Anglesey Airport, RAF Valley, Y Fali / Valley Caniatau / Approved 09/05/2007
 FPL/2019/16 - Cais llawn ar gyfer dymchwel y ffens presennol ynghyd a codi ffens newydd yn / Full application for the demolition of existing fence together with erection of new fence at Maes Awyr Môn / Anglesey Airport, RAF Valley, Y Fali / Valley Tynnwyd yn ôl / Withdrawn 30/04/2019

Main Planning Considerations

The proposed development is for the removal of existing timber fencing and crash gate together with the erection of a 3.22 metre high security fence in lieu. The length of this new fence will run for 52 metres. The proposed scheme complies with the planning policies of PCYFF3 of the Joint Local Development Plan. PCYFF3 state that any proposed new development 'will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places.'

It is not considered that the proposed fence would impact the surrounding amenities to such a degree to warrant a refusal. Majority of the site already has a 3.22 metre high fence. The removal of the existing low timber fence and crash gate and replacing with 3.22 metre high fence will improve the security to the Anglesey Airport and will also allow flights from the RAF to run with increased capacity. By erecting this fence, this will improve the level of security in order to comply with NASP (National Aviation Security Programme) and thus, allow the airport to increase the number of passengers per aircraft from 19 people to 29 people.

The proposed materials are also acceptable.

Due to minor nature of the proposed scheme, it is not considered that the proposed scheme would impact any neighbouring properties to such a degree to warrant a refusal. At the time of writing this report, no letters of representations have been received at this department.

Conclusion

The proposed scheme complies with the relevant planning policies and it is considered acceptable to the Local Planning Authority, subject to conditions.

Recommendation

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

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

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

- **Location Plan - Airport/01**
- **Existing Site Plan - Airport/02**
- **Proposed Elevation Plan - Airport 05**
- **Proposed Fence Details - Airport 03**
- **Statement**

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

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

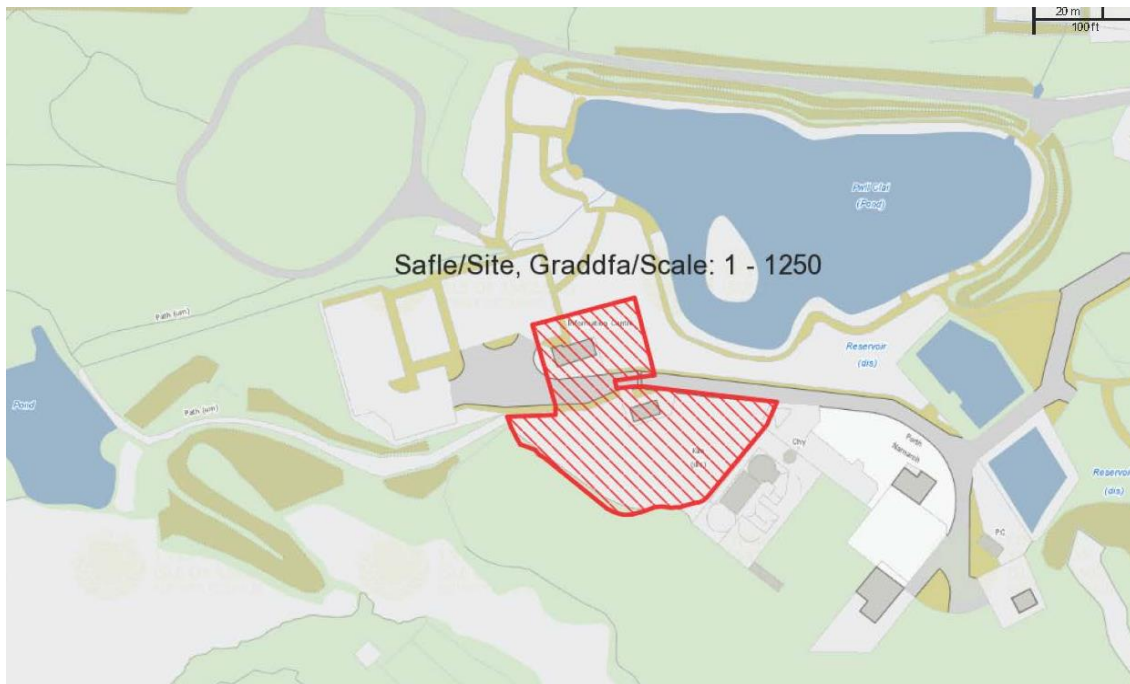
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2019/50

Applicant: Cyngor Sir Ynys Môn

Description: Cais llawn ar gyfer addasu ac ehangu ynghyd a creu lle chwarae treftadaeth a tirlunio cysylltiedig yn / Full application for alterations and extensions together with the creation of heritage play area and associated landscaping at

Site Address: Breakwater Country Park, Caergybi / Holyhead



Report of Head of Regulation and Economic Development Service (David Pryce Jones)

Recommendation: Permit

Reason for Reporting to Committee

The planning application is submitted on behalf of the Isle of Anglesey Council.

Proposal and Site

The application site is within the Breakwater Country Park which is managed by the Isle of Anglesey Council. The Breakwater Country Park is located within the Area of Outstanding Natural Beauty "AONB". The existing wardens building visitor information centre is single storey building with natural stone external walls and a natural slate roof. The area on which the natural play area is proposed comprises a grassed recreation area with some seating/tables present.

The planning application is made for alterations and extensions to the existing wardens building visitor information centre and the development of a natural play area. The submission explains that the natural play area is intended to be an active space to complement other facilities in the park.

Following concerns being expressed by NRW and the council's Ecological & Environmental Consultant further bat surveys were submitted (Amended Preliminary Ecological Appraisal, dated February 2019) and revised landscaping and biosecurity arrangements were submitted (Landscape General Arrangement Plan, 41465-LEA, Biosecurity Plan, dated May 2019 and Landscape Design Report).

Key Issues

- Principle of Development.
- Impact of the development on the Character and Appearance of the Area and the Area of Outstanding Natural Beauty.
- Impact on protected species and statutorily protected sites.

Policies

Joint Local Development Plan

Anglesey and Gwynedd Joint Local Development Plan (2017)

PS 1: Welsh Language and Culture

PS 4: Sustainable Transport, Development and Accessibility

TRA 2 Parking Standards

TRA 4: Managing Transport Impacts

PS 5: Sustainable Development

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

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF 4: Design and Landscaping

PS 14: The Visitor Economy

TWR 1: Visitor Attractions and Facilities

PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

AMG1: Area of Outstanding Natural Beauty Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

AMG 5: Local Biodiversity Conservation

Planning Policy Wales Edition 10 (2018) "PPW"

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

Technical Advice Note (TAN) 12: Design (2016) "TAN 12"

Technical advice note (TAN) 13: Tourism (1997) "TAN 13"

Technical Advice Note (TAN) 18: Transport (2007) "TAN 18"

Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017) "TAN 20"

Technical Advice Note (TAN) 23: Economic Development (2017) "TAN 23"

SPG Parking Standards, 2008.

SPG Design in the Urban and Rural Built Environment, 2008 "SPG Design Guide"

Response to Consultation and Publicity

Cynghorydd Glyn Haynes: Seems to be a very worthwhile investment upgrading the Breakwater park, one of Caergybi's and Ynys Mon's greatest attractions, naturally it has my fullest approval

Cynghorydd Robert Llewelyn Jones: Pleased to see an attractive design.

Cynghorydd Shaun James Redmond: No observations received at the time of writing.

Cyngor Tref Caergybi / Holyhead Town Council: Observations awaited at the time of writing.

Ymgynghorydd Tirwedd / Landscape Advisor: The site is not within the AONB and the proposal scale will not affect the setting of the AONB. The site for the play area is currently grassed and the proposal involves a number of less formal timber equipment and features and some planting in compliance with PCYFF 4: Design and landscaping.

Cyfoeth Naturiol Cymru / Natural Resources Wales: Initially indicated that there were significant concerns because of the effects of the proposed development on the Glannau Ynys Gybi / Holy Island Coast Special Area of Conservation / Special Protected Area (which are also Sites of Special Scientific Interest SSSI) given its proximity and further information was requested to undertake Habitat Regulation Assessment (HRA). The concerns were predicated on the fact that Monterey pine and whitebeam were proposed as part of the scheme which could spread to surrounding heathland. Clarification was also requested on the means of foul drainage and further survey work was requested to determine the presence of bats. Following the submission of the additional information described in the introduction of this report it was confirmed that NRW were satisfied and had no further comment.

Ymgynghorydd Treftadaeth / Heritage Advisor: Consider that the design, materials, scale, height and massing of the proposals do all appear to be most appropriate and fit for purpose.

Prifffyrdd a Trafnidiaeth / Highways and Transportation: Observations awaited at the time of writing.

Ymgynghorydd Ecolegol ac Amgylcheddol / Initially recommended that further surveys was required in relation to bats and clarification in relation to the presence of badgers. Following the submission of the additional information described in the introduction of this report it was confirmed that the proposal was considered acceptable and that these matters were resolved.

Adjacent properties have been notified in writing and the publicity period expired on the 05.04.19. No representations have been received following this publicity.

Relevant Planning History

19C792K/SCR - Screening Opinion application for change of use of part of the land into a touring car – EIA not required. 17.09.15.

19LPA875B/CC - Full application for change of use of part of the land into a touring caravan park (28 pitch) – Approved 02.12.15.

19C792D – Full application for the change of use of the existing wardens accommodation into a café with offices and storage above together with alterations and extensions – Approved 07.09.12.

19C792E – Prior notification for the removal of material from a mining working deposit – Permitted development 24.09.12.

19C792F – Full application for the replacement of three angling platforms with hard surface safe deck area together with alterations and extensions to three angling platforms – Approved 26.04.13.

19C792G – Full application for the erection of a bin store – Approved 22.05.14.

19LPA875/CC – Erection of 4 wooden sculptures and 1 bench – Approved 08.02.07.

19LPA875A/CC – Installation of solar panels on the roof – Approved 06.12.07.

Main Planning Considerations

Principle of Development Policy TWR 1 (Visitor Attractions and Facilities) permits extension and improvement to existing facilities subject to criterion which apply to developments outside the settlement boundary and further criterion applicable to all developments which relate to scale and design considerations, that the proposal is supported by evidence of local employment opportunities and that the proposal is accessible by sustainable forms of transport.

The proposal is located outside the settlement boundary of Holyhead. As indicated in the planning history section of the report above the principle of the use of the building as a tourist facility in connection with the Breakwater Country Park has been established such that it is evident that the extension and natural play area are associated with this existing use.

The proposal entails a small extension of a contemporary design with materials which are considered appropriate in the context, this view is supported by the comments of the council's Heritage Adviser.

It is explained in the supporting information with the planning application that the proposal will not provide additional employment except during the construction phase but that the proposals will support the existing warden roles at the Breakwater Country Park. Further the scheme forms part of a wider Holy Island Visitor Gateway Project investment of £1.7million into the area which will boost investment and job creation in the surrounding area.

In terms of sustainable travel the Breakwater Country Park is located on the edge of Holyhead and is within walking and cycling distance of the settlement to the east.

Impact of the development on the Character and Appearance of the Area and the Area of Outstanding Natural Beauty The application site is not within the AONB but the boundary of this designation is located substantially above the surrounding cliff faces to the west and the south of the Breakwater Country Park. The impact on the setting of this landscape designation is a material consideration and paragraph 5.3.5 of PPW explains that the primary objective of designating AONB's is the conservation and enhancement of their natural beauty. Development Management decisions affecting AONB's should favour conservation of natural beauty, although it will be appropriate to have regard to the economic and social well-being of the areas.

The council's Landscape Adviser confirms that the development is not within the AONB and the proposal scale and nature of the proposals will not affect the setting of the AONB and will therefore be in compliance with relevant policies.

The site for the play area is currently grassed and the proposal involves a number of less formal timber equipment and features and some planting in compliance with PCYFF 4: Design and landscaping. On this basis it is considered that the proposal will conserve the AONB. In terms of the AONB Management Plan impact of the proposal on the AONB has been assessed in accordance with the plan, in addition it is considered that the proposed indigenous landscaping in the active play area will result in an enhancement in views from the AONB as well as providing ecological enhancements and this aligns with policies in the AONB Management Plan.

The landscaping proposed in connection with the proposed development will have a positive effect on biodiversity and will accord with the council's duties under the Environment Act as described in the EEA comments.

Impact on protected species and statutorily protected ecological sites The application has been delayed whilst the applicant undertook further bat surveys at the appropriate time of the season which indicated that bats were not present in the building and on this basis NRW and the council's EEA are satisfied with the development subject to it being undertaken in accord with the submitted ecological

reports. As part of the proposals additional roosting features within the new extension will give a potential biodiversity gain for the small numbers of pipistrelle bat species recorded on the site.

Concerns were expressed by initially about the effect of the development on the Glannau Ynys Gybi / Holy Island Coast Special Area of Conservation / Special Protected Area (which are also Sites of Special Scientific Interest SSSI) but these issues have resolved by the removal of the tree species of concern from the landscaping scheme.

Conclusion

The principle of the development is clearly acceptable. The proposed development is in close proximity to the AONB and it is considered that the proposed development conserves and enhances this statutorily designated landscape subject to the planning conditions described. The initial concerns raised in relation to protected species and statutorily protected ecological sites have been fully resolved.

Recommendation

That the planning application is approved subject to the receipt of comments from outstanding consultees and subject to the following planning conditions:

(01) The development hereby permitted shall be begun before the expiration of (five) years from 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:

Location Plan 41465-LEA-04 Rev A

Existing Warden's Building 41465-LEA-02 Rev A

Proposed Plans for Warden's Building Refurbishment and Extension 41465-LEA-13 Rev B

Proposed Elevations for Warden's Building Refurbishment and Extension 41465-LEA-14 Rev B

Landscape General Arrangement Plan for the Proposed Wardens Building 41465-LEA-16 Rev A

Landscape General Arrangement Plan for the Proposed Natural Play Area 41465-LEA-15 Rev B

Proposed Site Plan for Warden's Building 41465-LEA17 Rev A

Proposed Drainage Plan 41465-LEA-18 Rev 18

Play Area Concept Design Development (June 2019) Wood

Breakwater Country Park Warden Centre (12th June 2019) Cambrian Ecology Ltd

Preliminary Ecological Appraisal (February 2019) Wood

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

(03) All construction and development in connection with the development hereby approved shall proceed strictly and entirely in accord with the Breakwater Country Park Warden Centre (12th June 2019) Cambrian Ecology Ltd and Preliminary Ecological Appraisal (February 2019) Wood.

Reason: To safeguard protected species and sites.

(04) The landscaping scheme as shown on drawing number 41465-LEA-15 Rev B shall be implemented not later than the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.

Reason: In the interests of visual amenities of the locality.

(05) Any trees 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 interests of visual amenities of the locality.

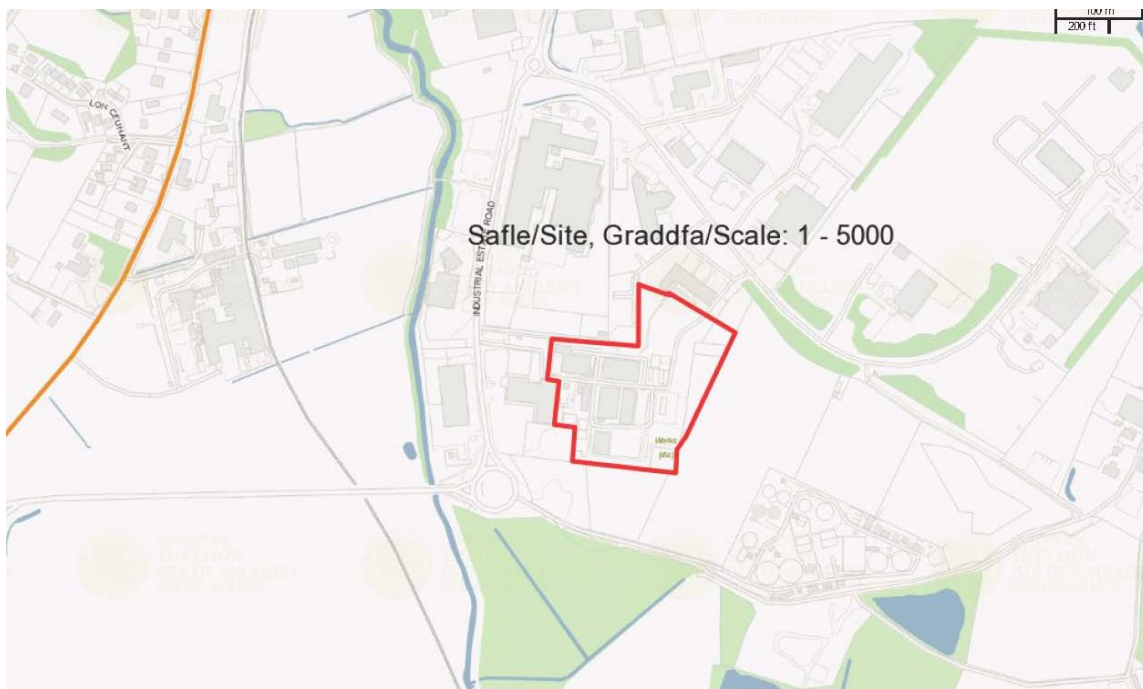
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: OP/2019/6

Applicant: Cyngor Sir Ynys Môn

Description: Cais amlinellol gyda'r holl faterion wedi eu cadw'n ôl ar gyfer dymchwel cyn weithle cemegol ynghyd a chodi 7 uned defnydd busnes (Dosbarth B1), defnydd diwydiannol cyffredinol (Dosbarth B2) a defnydd warws a dosbarthu (Dosbarth B8) yn yr hen safle / Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former

Site Address: Peboc, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

The application has been submitted by the Local Authority.

Proposal and Site

The outline application is submitted with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc, Llangefni.

The application site is a parcel of land situated within the settlement boundary of Llangefni and is safeguarded for employment uses within the Joint Local Development Plan (JLDP). The application site has an area of approximately 2.9 hectares. The site has predominantly large buildings associated with the former Pebec Chemical Works. Although the use as the site for chemical works has ceased, the site is currently used for the storage of vehicles by the adjacent car dealership and the use of some of the buildings for storage proposes on an ad-hoc basis. The site is currently accessible to the West from the Bryn Cefni highway or to the north from the Bryn Cefni Distribution Road.

Key Issues

Whether or not the proposal complies with local and national policies, whether the proposal will have an impact upon the neighbouring properties, amenity of the area, highway safety and nearby Ancient Monument.

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 7: Renewable Energy Technology
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 21: Waste Management
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Policy ISA 1: Infrastructure Provision
 Policy CYF 1: safeguarding, Allocating and Reserving Land and Uses for Employment Use
 Policy CYF 3: Ancillary uses on Employment Sites
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation
 Policy AMG 6: Protecting Sites of Regional or Local Significance

Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Conditional Approval
Cynghorydd Nicola Roberts	No Response
Cynghorydd Dylan Rees	No Response
Cynghorydd Bob Parry	No Response
Cyngor Tref Llangefni Town Council	Supportive of Application
Heddlu Gogledd Cymru	No Response

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Policy response is covered within the main core of the report
Ymgynghorydd Tirwedd / Landscape Advisor	No Objection to the proposed development.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditions Proposed with respect to protected species
Adain Dechnegol (Draenio) / Technical Section (Drainage)	Due to the size and nature of the development a sustainable drainage submission is required prior to the commencement of the building work.
HSE - Hazardous Substances Consent	No Response
GCAG / GAPS	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditions Proposed
Ymgynghorydd Treftadaeth / Heritage Advisor	No Objection
Iechyd yr Amgylchedd / Environmental Health	Conditions proposed with respect to contamination
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional proposed with respect to contamination
CADW Welsh Historic Monuments	Proposed development would not have a negative impact upon Scheduled Monuments.

The proposal has been afforded three means of publicity. These included the posting of notifications to adjacent properties, the erection of site notices and a notification within the local newspaper. The expiration of the publicly period was the 10th June, 2019.

At the time of writing this report no letters of representations have been received by department.

Relevant Planning History

34C40 - Erection of building for engineering chemical storage at Peboc Llangefni – Approved 20/02/1985

34C40A - Erection of a chemical drug store and the construction of an extension to car park at Peboc Industrial Est Llangefni - Approved 14/08/1986

34C40B - Extension of existing building to form a store at Peboc Ltd Industrial Est Llangefni – Approved 21/2/1991

34C40C - Erection of a drum store and associated landscaping at Peboc Ltd Llangefni – Approved 29/01/1993

34C40D - Alterations and extensions to existing buildings erection of new welfare and production buildings formation of car park and landscaping of the site at Peboc Ltd Ind Est Llangefni – Approved 22/02/1993

34C40E - Siting of temporary office building at Peboc Ind Est Llangefni – Approved 04/06/1993

34C40F - Erection of a maintenance building at Peboc Ind Est Llangefni – Approved 21/04/1997

34C40G - Alterations to one of the building on site at Peboc Ind Est Llangefni – Approved 11/07/1997

34C40H Change of use of land in order to expand the site's existing bulk storage tank form on land at Peboc/Eastman Chemical Ind Est Llangefni – Approved 04/11/1997

34C40J - Erection of research development offices together with general offices on plots 8-15 Bryn Cefni Llangefni – 05/08/1997

34C40K - Change of use of land to a hydrogen trailer park at Peboc Ind Est Llangefni – Approved 05/11/1997

34C40L - Erection of a new electricity substation together with transformer pen at Peboc Ind Est Llangefni – Approved 08/01/1998

34C40M - Erection of a drum storage building together with an extension onto the existing equipment storage building at Peboc Ind Est Llangefni – Approved 16/10/1998

34C40N - Refurbishment of the Quality Control Laboratory at Peboc Plant Ltd Ind Est Llangefni – Approved 02/03/1999

34C40P - Erection of a building for the storage and distillation of chlore at Peboc Ind Est Llangefni – Approved 16/11/1999

34C40Q - Application for deemed consent under the planning (hazardous Substances) Regulations 1992, as amended by the planning control of Major Accident Hazards regulations 1999 for the storage of chemicals at Peboc Ind Est Llangefni – Approved 05/09/2002

34C40R - Refurbishment of the administration building at Peboc Ind Est Llangefni – Approved 10/03/2000

34C40S - Change of use of existing contractors laydown area into a solvent emission reduction plant at Peboc Ind Est Llangefni – Approved 09/05/2000

34C40T - Erection of a drum storage building at Peboc Ind Est Llangefni – Approved 12/07/2000

34C40U - Retention of a water monitoring station at Peboc Ind Est Llangefni – Approved 13/03/2001

34C40W - Extension to existing 33,000 volt sub-station at Peboc Ind Est Llangefni – Approved 24/10/2002

34C40X/HZ - Hazardous Substance consent to increase the quantity of toxic 20 tonnes and add a further category C very Toxic 3 tonnes of hazardous substances granted deemed consent under ref 34C40Q at Peboc Ind Est Llangefni - Withdrawn – 04/09/2003

34C40Y/HZ - Hazardous Substance consent to increase the quantity of toxic 20 tonnes and add a further category C very Toxic 3 tonnes of hazardous substances granted deemed consent under ref 34C40Q at Peboc Ind Est Llangefni – Approved 09/12/2003

34C40A/1 - Erection of a smoking shelter at Peboc Ind Est Llangefni – Approved 19/04/2007

34C40Z/EIA/ECON - Erection of a new Biomass Energy Plant comprising of a wood pellet plant, a biomass combined heat power plant, debarking and chipping plant, wood storage yard and construction of a new vehicle access on land adjacent to Peboc Ind Est Llangefni – Refused 08/05/2012

34C40A/2/SCO - Scoping opinion for a Biomass Energy Plant at Peboc Ind Est Llangefni – Scoping Opinion 22/12/2009

34C40A/1 - Erection of a smoking shelter at Peboc Ind Est Llangefni Approved 19/04/2007

34C40C/1 - Change of use from B2 to car show room and workshop together with the erection of a building and the widening of existing vehicular access at Peboc Ind Est Llangefni Approved 31/07/2012

34LPA1045/ECON/CC - Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former at Peboc Ind Est Llangefni – Withdrawn 30/10/2018

34LPA1045A/SCR/CC - Screening opinion for demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc Ind Est Llangefni – EIA Not Required

Main Planning Considerations

The proposal entails the erection of units for a mixed use including business use general industrial, warehousing and distribution. An indicative site plan has been submitted demonstrating that the proposed units will be two storey and varying in size from a minimum of 560 square meters to a maximum 1024 square meters, potentially providing up to 5, 247 square meters of employment use floor space. The height for the proposed units are between 8 -11 meters. The indicative layout plan demonstrates that the units will be distributed across the site leaving ample space for landscaping and infrastructure provision.

The site is bounded to north by existing Bryn Cefni Business Park development which includes an electricity substation, a food production company, Anglesey Business Centre, and the currently disused former Eastman chemical works R&D building. To the west is a car dealership. The land to the south and east of the site is undeveloped land benefits from outline consent for employment use. Planning outline permission with all matters reserved (reference number 34LPA1034/CC/ECON) was granted for two plots for business use (Class B1) general industrial use (Class B2) and warehousing and distribution use (Class B8) as an extension to the existing business park. The land to the south form part of the Llangefni Link Road.

The proposed development makes provision for a new access road to the Link Road via the consented scheme to the east along with an access to the existing Distributor Road to the north. A pedestrian and cycle connection to the Industrial Estate Road is also proposed.

Policy Considerations

The application site is located within the identified settlement boundary of the town of as shown on the Joint Local Development Plan Proposals Plan. The site is safeguarded for employment uses.

The main relevant policy within the JLDP is Policy CYF1 which safeguards land and units for employment / business enterprises. Bryn Cefni Industrial Estate has been identified for B1, B2 and B8 uses. It is considered that the application accords with the general thrust of national and other local planning policies. The Policy Section have been consulted regarding the application and are support in principle to the application subject to material considerations such as impact upon neighbouring properties, highway matters, drainage, impact upon Ancient Monuments and contamination matters being resolved.

Welsh Language Statement:

Policy PS 5 states that all proposals should protect, support and promote the use of the Welsh language. Policy PS1 provides a framework to consider how proposed developments achieve this. The policy requires developers to submit a Welsh Language Statement with any proposed retail, industrial or commercial development covering an area of 1,000m.sq or more as the case with this application. In accordance with the requirements of the Policy the applicant has submitted a Welsh Language Statement as part of the application's Planning Statement.

In considering the scale of the proposed development and its location on an existing employment site, together with the relative size of Llangefni, it is considered that the risk of the development having a substantial negative impact on the character and linguistic balance of the community is low.

Flood Consequence Assessment:

The application site is located with Zone A of the Development Advice Maps. A Flood Consequence Assessment has been submitted as part of the application. The document investigates the potential risk of flooding from all sources of flood risk.

The proposed development area is located in an area at low risk of fluvial or tidal flooding. The proposed development is also at limited risk of surface water flooding, although careful proofing of the site, and construction of drainage systems will be required. The impact of the development on run off has been assessed, and recommendations provided for Sustainable Drainage Systems (SuDS) that will ensure that downstream flood risk is not increased and provided determent by managing runoff to greenfield rates.

Natural Resources for Wales have raised no objection and confirmed that the proposed development area is located within an area at low risk of fluvial or tidal flooding.

Contamination:

Since the application site has been previously used for chemical works, it is however considered that the use has a potential to have caused contamination of the soil and groundwater. As part of the application a report was submitted which identified contamination at the site, but owing to the presence of buildings and structures on the site a full site investigation was not completed. Natural Resources for Wales and the Environmental Health Section of the Authority have been consulted as part of the application and have recommend that further site investigation and risk assessment to inform on potential remediation options is completed once all the buildings and structures on site are removed. Planning conditions will be attached to any permission to this effect.

Effect upon nearby Schedule Monuments and Historic Park and Gardens:

Located within 3km of the application site are numerous scheduled monuments and a registered historic park and gardens at Plas Berw. Due to intervening topography buildings and vegetation the majority of the designed historic assets are not inter – visible with the proposed works.

Mature trees located on the western part of the application site provides sound screening from the existing Bryn Cefni Business Park, as when viewed form the existing Bryn Cefni Business Park. The indicative plan submitted part of the application includes a planting scheme which would assist to break up the massing of the development and consequently filter views and blend the development with existing tree cover, reducing the overall impact of the setting of the Schedule Ancient Monument.

The application site is located approximately 500m to the west of the Tre Garnedd Moated scheduled monument. CADW have been consulted regarding the proposal and have concluded that any impact from the proposed development to the setting of the scheduled monument will be very slight and not significant.

Gwynedd Archaeological Planning Service has also assessed the application and recommended that a condition is included as part of any planning approval requesting that specification for a programme of archaeological works is submitted and thereafter implemented.

Visual Amenity:

The application site is a brownfield site within the development boundary of Llangefni. It is considered the proposed upper and lower limits are acceptable and sympathetic with surrounding buildings, existing and

approved. There is also adequate space to accommodate appropriate levels of landscaping in an effort to mitigate the development.

Given the site location with a backdrop of an industrial landscape, it is not considered that there will be harm to the visual appearance of the location and the proposal respects the main thrust of policies AMG3 and PCYFF4 of the JLDP.

Effect upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be 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 occupier of local residence or other land and property users.

The application site is not located within a residential area of Llangefni. Given the nature of the proposal in relation to other land and property uses and distance to nearby residential properties, it is not considered the proposed development would have a detrimental effect upon the amenities of the properties.

Local Highway Authority:

A Transport Statement has been submitted as part of the application. The Local Highway Authority have assessed the proposal and are satisfied with the proposal subject to conditions.

Ecology:

A protected species survey report has been undertaken as part of the application which has been assessed by Natural Resources for Wales together with the Authority ecologist. Both specialist consultees are satisfied with the proposed development subject to conditions.

Conclusion

Consideration of the relevant policy framework and the principle of the development aligns with the Joint Local Development Plan.

The proposal are acceptable in technical terms and there will be no harm to the amenities of the locality nor the nearby Scheduled Monuments. Conditions will be attached to the permission which will include measures to control contamination, highway matters, ecology, landscaping, archaeology and drainage.

Recommendation

(01) Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason: The application is for outline planning permission.

(02) Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

Reason: To prevent the accumulation of planning permissions to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990.

(03) The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To prevent the accumulation of planning permission: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990

(04) The land hereby approved shall be used for the purposes identified in use classes B1, B2 and B8 of the Town and Country Planning (Use Classes) Orders 1987.

Reason: To define the scope of this permission.

(05) No development (including trial pitting, topsoil strip or other groundworks) 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 be carried out and all archaeological work completed in strict accordance with the approved details.

b) A detailed report on the archaeological work, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment.

2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(06) No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water 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.

(07) Before the use hereby approved is commenced a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. The components of the scheme shall include:

1. A preliminary risk assessment which has identified;

a. all previous uses;

b. potential contaminants associated with those uses;

c. a conceptual model of the site indicating sources, pathways and receptors;

d. potentially unacceptable risks arising from contamination at the site.

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

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

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

Any changes to these components require the express consent of the local planning authority. The scheme shall be carried out and implemented in accordance with the approved detail.

Reason: To prevent pollution to the water environment.

(08) Prior to the use hereby approved being commenced reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to and approved by the Local Planning Authority. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.

Reason: To prevent pollution to the water environment.

(09) If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to and obtained written approval from the local planning authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To prevent pollution to the water environment.

(10) 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 any external lighting is installed. 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.**
- **Low-impact, wildlife-friendly lighting, with full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.**
- **Avoidance of wildlife mitigation features such as bat boxes**

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 avoid / minimise wildlife impacts.

(11) The site shall be landscaped and native trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the Local Planning Authority before any development commences. The planting and landscaping works shall be carried out in full to the satisfaction of the Local Planning Authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is sooner. The said trees and shrubs shall be retained for the lifetime of the development. Any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted.

Reason: In the interest of ecology.

(12) No development shall commence until a scheme for demolition mitigation against Nesting Bird has been submitted and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

Reason: In the interest of ecology

(13) Demolition works shall only take place between 31st October and 28th February unless the Local Planning Authority receives written confirmation from a qualified ecologist beforehand which confirms that specific building(s) can be demolished. The identified building(s) subject to demolition shall be approved in writing by the Local Planning Authority prior to the commencement of such demolition works. Only the identified building shall thereafter be demolished in accordance with the approved detail.

Reason: In the interest of ecology

(14) No development shall commence until a site-wide Construction Environmental Management Plan (including a Construction Travel Plan) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following matters:

- Protective measures to trees and shrubs
- Signage for the construction traffic, pedestrians and other users of the site,
- Controls on the arrival and departure times for the construction vehicles;
- Piling methods (if employed)
- Earthworks
- Hoardings to the site,
- Hours of working,
- Details of how noise, lighting, dust and other airborne pollutants, vibration, smoke, and odour from construction work will be controlled and mitigated
- Waste management and disposal and material re use,
- Prevention of mud / debris being deposited on public highway;
- Protection of the amenities of nearby residential occupiers
- Materials storage; and hazardous material storage and removal.
- A system for the management of complaints from local residents
- Emergency Containment Procedures
- Site lighting (if any) during works
- Pre-demolition check for badgers

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality.

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;
- (vii) The arrangements for loading and unloading and the storage of plant and materials;
- (viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

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.

(16) The development hereby approved shall not be brought into operation until there has been submitted to and approved in writing by the Local Planning Authority, an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include; , an Operational Phase Traffic Management Plan (OTMP). The OTMP shall include;

- (i) The routing to and from the site of service and operational vehicles, plant and deliveries, including Traffic Management Measures necessary to facilitate safe operation, including any subsequent demolition or decommissioning of the development**
- (ii) The type size and weight of service and delivery vehicles to be used in connection with the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of service and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and access routes to the site including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (v) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**

The operation of the Development shall be carried out in accordance with the approved Plan.

Reason: To ensure reasonable and proper control is exercised over traffic associated with the operation of the development in the interests of highway safety.

(17) Before any development commences, full details of the following Reserved Matters shall be submitted and approved in writing by the Local Planning Authority:

- i) The proposed layout and typical construction details based on ground investigation information to verify its adequacy.**
- ii) Longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.**
- iii) The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall**
- iv) The location and the type of street lighting furniture**
- v) Pedestrian and cycle routes**
- vi) The extent and location of provision for refuse collection and recycling facilities**
- vii) Bicycle and storage area including rack specification and design**
- viii) the extent and position of vehicle turning facilities**
- ix) the extent and position of accommodation for loading and unloading**
- x) the extent and position of accommodation for car parking**
- xi) the means of access to the site**

Reason: In order to minimise danger, obstruction and inconvenience to users of the highways and other development.

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

- Location Plan - 39765-Shr19a.dwg.parkj**
- Protected Species Survey Report - Alison Johnston**
- Transport Statement**
- Flood Consequence Assessment - Amec Foster Wheeler**

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

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.