

Application Reference: FPL/2018/57

Applicant: Anwyl Homes

Description: Cais llawn ar gyfer codi 46 o dai ynghyd a chreu mynedfa newydd ar dir ger / Full application for the erection of 46 dwellings together with the creation of a new vehicular access on land adjacent to

Site Address: Parc Tyddyn Bach, Caergybi / Holyhead



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

Members resolved to approve the planning application at the Planning Committee in May 2019 subject to the completion of a legal agreement. In the course of preparing the legal agreement amended landscape details have been received and it is necessary to report the application back to the planning committee.

Proposal and Site

This is major planning application made for 46 dwellings on agricultural land adjacent to the north west of the existing Annwyl site at Tyddyn Bach which is partly completed and occupied with construction ongoing on other parts of the site. Access would be via this existing Tyddyn Bach site onto the roundabout on South Stack Road. The proposal is made for 2 storey detached and semi-detached properties of 2, 3 and 4 bedrooms with associated estate roads, parking and drainage works. As part of the proposal an open space area is proposed on the northern part of the development. As part of the determination process amended plans were received which changed the house type and relocated on some dwellings proposed in proximity to the Waenfawr Estate and Monfa which faces onto South Stack Road.

To the west of the application site there are existing residential properties at the Waenfawr Estate. To the south of the application site there are also residential properties which face onto the South Stack Road including the Gwel y Mynydd Estate. To the south there is also the site of the former Llaingoch Primary School.

The amended landscaping details are described in detail in the comments of the council's Landscape Adviser below but essentially entail amending the previous landscaping scheme along the western boundary to a hedge and the planting of standard trees that take into account the stream present along this boundary.

Key Issues

- Principle of Residential Development
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations
- Consideration of the impact on the Setting of the AONB
- Highway Considerations and Sustainable Transport

Policies

Joint Local Development Plan

The following is a list of the main planning policies relevant to the proposal:

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

PS 1: Welsh Language and Culture

ISA 1: Infrastructure Provision

ISA 5: Provision of Open Space in New Housing Developments

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

PCYFF 6: Water Conservation

TAI 1: Housing in Sub Regional Centre & Urban Service Centres

TAI 8: Appropriate Housing Mix

TAI 15: Affordable Housing Threshold & Distribution

AMG 1: AONB Management Plans

AMG 3: Protecting and Enhancing Features and Qualities that are distinctive to the local Landscape Character
AMG 5: Local Biodiversity Conservation
PS 19: Conserving and where appropriate Enhancing the Natural Environment

Planning Policy Wales (Edition 10 December 2018)

Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)
Technical Advice Note 5 (TAN): Nature Conservation and Planning (2009)
Technical Advice Note Wales TAN 11 Noise (1997)
Technical Advice Note (TAN) 12: Design (2016)
Technical Advice Note (TAN) 15: Development and Flood Risk (2004)
Technical Advice Note (TAN) 18: Transport (2007)
Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance IOCC Design Guide for the urban and Rural Environment (2008) "SPG Design Guide"
Planning and Welsh Language (2007)
Supplementary Planning Guidance Parking Standards (2008)
Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)
Supplementary Planning Guidance Housing Mix (October 2008)
Supplementary Planning Guidance Affordable Housing (April 2019)
Supplementary Planning Guidance Open Spaces in New Residential Development (March 2019)

Anglesey AONB Management Plan 2015-2020 "AONB Management Plan"

Response to Consultation and Publicity

Cynghorydd Glyn Haynes: I would like to call in Planning Consultation FPL/2018/57 for determination by the Planning and Orders Committee please.

The reason for the call in is that there are concerns from local residents at the Waenfawr Estate which will be backing on and adjacent to the proposed development in relation to possible flooding issues which may arise from the stream which runs nearby to their estate during and after development of the proposal.

Also, there are concerns from residents over the privacy of their homes especially in light of the 2 storey houses which will be overlooking their properties and that access to their estate might be seen as a 'short cut', I understand that a screening in the form of trees is proposed but this may not be adequate for privacy and that some sort of fencing in addition to the trees might be more appropriate.

Finally, there are known badger sets in the locality of the proposal and concerns are raised in relation to the welfare of the badgers and environmental concerns to them if they are relocated.

Cynghorydd Robert Llewelyn Jones: No observations received.

Cynghorydd Shaun James Redmond: No observations received.

Cyngor Tref Caergybi / Holyhead Town Council: No observations received.

Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit: Key policy considerations are described including the fact that the application site is allocated for housing purposes in the JLDP. It is queried why the number of the units does not attain the 49 units forecast in the JLDP having regard policies which seek to ensure an efficient use of land (30 units a hectare) and the consequent effect of the 5 year housing land supply. Considerations are also described which seek to ensure that the housing mix of the development are appropriate have regard to the relevant policy considerations including consideration of the need for a Welsh Language Statement. It is also explained that in terms of the 4 affordable housing units that these need to be provided on a social rented basis but that this is lower than the expected figure of 4.6. Have also confirmed that the Open Space Assessment identified that there was a deficiency of outdoor sports provision within the locality (based on the Fields in Trust (FiT) benchmark

standards). Based on the FiT standards the recreational needs for sports provision of the proposed development is 0.16ha. The applicant has provided an open spaces as part of the development site which will meet this deficiency.

Pennaeth y Gwasanaeth - Priffyrdd / Head of Service - Highways: No objections conditional permission.

Adain Dechnegol (Draenio) / Technical Section (Drainage): Conditional permission.

Dwr Cymru Welsh Water: Indicate that discussions are ongoing with the developer to establish an appropriate method to drain foul flows from the development. On this basis a condition precedent requiring a comprehensive drainage scheme to be approved prior to the commencement of the development is recommended.

Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor "EEA": In terms of reptiles Reasonable Avoidance Measures RAM's are required as part of a Construction Environmental Management Plan "CEMP", recommendations in relation to badgers should be followed and included as part of a CEMP, scrub removal and hedgerow enhancement, mitigation measures in relation to bats, reptiles and birds, biosecurity and enhancement measures which have all been agreed can be dealt with by way of planning conditions.

Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections, considerations in relation to the development are described and of note it is stated that there is a historic landfill in proximity and the advice of the council's Environmental Health.

Adran Tai / Housing Services: Have detailed the housing need for the area based on the housing waiting list and the Tai Teg Register and states that there is a demand for 2 and 3 bedroom affordable housing in the area which is not being met. On the basis of the policy requirement for 10% of the units would be affordable 4 of the units should be affordable with a pro rata payment also be made for 60% of the value of a residential unit.

Education - Head of Service: Would not seek a contribution towards education at Ysgol Cybi or Holyhead High School as capacity already exists in these establishments.

GCAG / GAPS: No significant archaeological issues.

Environmental Health: Consideration in relation to working hours, pneumatic rock machinery and contaminated land (having been consulted on the NRW comments on the landfill in proximity) are described.

Landscape Adviser: Revision D of the landscape drawing LDS386-02D replaces the previously approved scheme LDS386-02B. The scheme has been amended because the landscape buffer to the southwest of the properties at Waen Fawr and the proposed site is subdivided by a watercourse with minor embankments, meaning that the 1 metre even spacing planting displayed on drawing LDS386-02B is not feasible without planting the watercourse embankments. The landscape drawing has therefore been changed to concentrate planting within a hedge to the rear of the proposed fence at Tyddyn Bach, but remaining within this buffer strip. The number of plants has been increased from 286 to 400 and the standard trees moved from this buffer to the rear and side gardens of the proposed dwellings, numbers 18 to 26. The proposed planting will be further away from the properties at Waen Fawr than initially proposed, but this amendment would not affect the overall effectiveness of the proposed screen in providing a residential landscape screen in addition to the proposed boundary fence.

The amended landscape plan is currently being advertised and the publicity period expires on the 09.10.19, no representations have been received in relation to this amended plan at the time of writing.

Two objections were previously reported to the May Planning Committee as follows:

- Scale of the development.
- Houses nearest Waenfawr Estate should be bungalows.
- Proposal would intrude on the amenities of adjacent resident properties.
- Impact on the views from adjacent residential properties.
- Impact of the development on the amenities of the area.
- This is an AONB.
- Wildlife considerations including badgers and water voles.
- Destruction of a greenfield site.
- Open space will not benefit existing residents.

- Extent of the proposed landscaping buffer along the western boundary of the application along the brook on the border of the Waenfawr Estate is not clear. Also what provision will be made for the maintenance of the brook.
- Flooding.
- Surface water attenuation measures are queried.
- Mitigation of disruption from building work.
- An increase in the number of vehicles using the local highway network will result in a safety hazard.

Relevant Planning History

19C608F Outline planning application for residential development together with the Construction of a new vehicular and pedestrian access, conditionally approved 05.09.07

19C608R - Full application to amend the layout of plots 8-17, 29, 31, 37, 38, 44-45, 52-56, 72-74, 78, 82-83, 85-87, 89, 92, 96, 101-122 together with the parking layout of previously approved application 19C608K/DA (Detailed application for the erection of 123 houses together with the Construction of a new vehicular and pedestrian access) Conditionally approved 05.12.16. This report was also approved subject to a legal agreement requiring affordable housing provision in the planning permission to align with the resolution made under reference 19C608Q.

19C608U Full application to amend the layout of plots 42-45, 48-54, 60-63, 66-67, 79, 82-83, 102-103 and 119 of previously approved application 19C608K/DA and 19C608R (Detailed application for the application for the erection of 123 houses together with the construction of a new vehicular and pedestrian access). Granted conditionally 10.10.2017.

19C608G Outline application for residential development together with the Construction of a new vehicular and pedestrian Access Split decision, that part of the site outside the settlement boundary is refused and the remainder of the site is conditionally approved, 05.09.07.

19C608K/DA Detailed application for the erection of 123 houses together with the Construction of a new vehicular and pedestrian Access Conditionally approved 01.07.08. This planning application contains the approved the phasing plan.

19C608N Application for a certificate of lawfulness to show that a material start has been made on planning permission 19C608k/DA on land at Tyddyn Bach – Lawful Use approved 7/8/12

19C608Q Application for the modification of planning obligation (affordable housing provision) under section 106A of the Town and Country Planning Act 1990 which is attached to planning permissions 19C608F and 19C608G to reduce the number of affordable dwellings from 37 (30%) to 18 (15%) Granted 06.12.16.

Main Planning Considerations

Principle of Residential Development The enquiry site is located on an allocated site (T13) within the settlement boundary of Holyhead under the provisions of PCYFF 1 and the principle of residential development is therefore acceptable and aligns with policy TAI 1.

The proposal is made for 46 units whereas it is estimated in the JLDP that the enquiry site could accommodate 49 units (based on 30 a hectare). As per the comments of the JPPU Consideration needs to be given to any justification provided by the applicant for any local circumstances or site constraints that justifies a lower density otherwise the proposal is not in line with policy PCYFF 2 of the JLDP. In this case it is considered that the density is acceptable given the considerations which are described in more detail in relation residential amenity, ecology and landscaping considerations described in the report below.

Policy TAI 8 of the JLDP in essence requires that the mix of housing in a development are appropriate and align with the need of the area. In terms of the mix of housing proposed units the proposal is made for 2 storey detached and semi-detached properties of 2, 3 and 4 bedrooms predominantly for sale on a market basis and justification for this mix is awaited at the time of writing. Policy TAI 15 requires that part of the proposed development is provided for affordable housing purposes and in Holyhead this equates to 10% of the overall number of units which equates to 4.6 units. Four of the units would be affordable purposes social rented purposes (two 2 bedroom and two 3 bedroom) and this align with demand identified by the council's Housing Section for affordable housing purposes. As part of any approval granted a payment equal to 60% of the cost of an affordable social rented housing unit would also be required to be paid to the council as part of a legal agreement to be completed as part of any planning permission granted.

Relationship of the Development with its Surroundings It is material to consider the relationship of the development with its surroundings having regard to the relevant policies in the JLDP. Policy PCYFF 2: Development Criteria and PCYFF 3: Design and Place Shaping, and PCYFF 4: Design and Landscaping are the primary considerations in assessing the proposal from this aspect. The proposed development will be of a similar appearance to the phase 1 of the Tyddyn Bach estate and this this regard the proposal is considered compliant in this location with the aforementioned planning policies.

Relationship with Adjacent Properties The proposal will need to comply with the council's SPG Design in terms of the proximity of development to prevent overlooking and other unacceptable impacts particularly on existing properties in proximity. As explained in the introduction of this report plans were received which changed the house type and relocated on some dwellings in proximity to the Waenfawr Estate and Monfa which faces onto South Stack Road. The proposal subject to this planning application are considered to align with the recommend distances from existing properties. It is material in this regard that the existing residential properties to the west at the Waenfawr Estate have rear garden which are of limited length and that the layout of the proposed dwellings nearest to this boundary takes this into account by providing satisfactory distances from these boundaries. The provision of an additional landscaping buffer along with a screen fencing along this boundary will also further mitigate the impacts of the outlook of these existing dwellings. The impact of the proposed development on views from these and other existing dwellings is not a matter which can be attributed significant weight in the determination of this planning application.

In terms of the impact of the proposed development on the residential amenities of adjacent residential and other properties it is considered that this can be satisfactorily regulated by the use of a CEMP which will regulate working times and so on.

Ecology and Biodiversity The planning application is accompanied by an EEA which consider the effects of the development on protected sites and species and includes mitigation and enhancement measures in the construction and following the completion of the development. As detailed in the consultation response the council's Ecological and Environmental Adviser is satisfied with the proposed development subject to conditions in relation to the considerations listed which encompass the construction in the form a CEMP condition and longer term managements measures. These comments take into account the presence of protected species including considerations of routes used by badgers across the application site. It is clarified that badgers will not be translocated as part of the development since there are no setts on the application site and that mitigation in this regard has already been undertaken as part of the first phase of the development which is under construction.

The landscaping scheme proposed particularly along the western boundary would include indigenous species would provide an enhancement of the type required under the Environment (Wales) Act 2016.

Highway Considerations and Sustainable Transport The planning application is accompanied by a Transport Assessment which includes consideration of travel other than by means of private car in accord with TAN 18 and include measures to improve and promote connectivity. Objections have been received to the development on the grounds of highway impact.

The council's Highways Section having considered these considerations raise no objections to the proposal. It is also material that since the proposal is a housing allocation in the JLDP that its development for housing would have been subject to assessment as part of the JLDP process. On this basis the proposal is considered acceptable subject to the conditions recommended by the council's Highways Section.

Consideration of the impact on the Setting of the AONB The AONB is located around a mile away (or 1.5km) to the west of the application site. Policy AMG 1 states that proposals must where appropriate have regard to the relevant AONB Management Plan and there is also statutory requirements in this regard. The AONB Management Plan requires assessment of proposals within 2km of the AONB. In this instance given the distance from the AONB and the intervening urban uses between the development and the AONB it is not considered that the proposal affects the setting of the AONB. In addition a landscaping buffer is also proposed along the western boundary of the application site which will screen views of the development in views from the AONB.

Other Matters Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. Comments are provided by the JPPU which indicate that the large green area provided as part of the development will meet the identified deficiency and a legal agreement has been recommended to ensure that this area is retained and maintained for these purposes.

At present foul drainage from the development would be discharged to the pumping station approved as part of the first phase of this development. Surface water would be disposed of via a sustainable drainage system which includes attenuation measures. In terms of foul and surface water drainage discussions are ongoing as regards the most appropriate means of foul drainage from the development but that Welsh Water are content subject to the planning condition recommended below. As the drainage condition will require surface water attenuation measures which will restrict the surface water discharge rate it is not considered that the development will exacerbate the flooding of the brook referred to in the objections. The amended landscaping buffer along the western boundary has also made provision for maintenance of the brook present here and an informative has been recommended in this regard.

NRW have indicated that there is a former waste disposal site in vicinity of the proposed development and recommended that the council's Environmental Services are consulted. Given these matters in accord with the comments of Environmental Services a contaminated land condition has been recommended to be attached to the planning permission.

A Welsh Language Statement would not be required in connection with the proposal under the provisions of policy PS 1 as the number of units proposed would not exceed the indicative housing provision for Holyhead and as detailed in the report officers are content with the housing mix proposed as part of the development.

The council's Education Section as regards has confirmed that no contribution will be required towards an education contribution.

Conclusion

The proposal is allocated for residential purposes in the JLDP and the principle of residential development is clearly acceptable as are the other material considerations described in the report subject to the legal obligations and conditions recommended.

Since the resolution to approve the planning application at the May Planning Committee work on the preparation of the legal agreement has progressed. As described in the main body of the report above the amended landscaping details are considered acceptable but the publicity period in which members of the public can make representations on these details does not expire until the 09.10.19 and on this basis officers are requesting delegated powers to grant planning permission upon the expiry of this period.

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 and biodiversity improvements being proposed as part of the development. In addition given that affordable housing will be secured as part of the proposal it is considered that the proposal will result in a more equal and cohesive Wales.

Recommendation

That planning permission is approved subject to the completion of a legal agreement containing the following obligations.

Affordable Housing – Provision of four (2 two bedroom and 2 three bedroom) social rented affordable housing units. Payment to be made to the Isle of Anglesey Council equivalent to the value of 60% of the value of a social rented three bedroom house in Holyhead.

Open Space – The areas identified on the proposed plan as an Open Space and an Informal Green Space shall be provided for use for these purposes in accordance with a timetable to be approved in writing by the local planning authority and thereafter retained for these purposes. Details of the maintenance and long term management of these areas including associated boundaries shall be approved by the Local Planning Authority prior to their use.

Badger Scheme – A scheme indicating and providing full specifications of all access points to the development to be formed to maintain the ability of badgers to transect the application site to and from their foraging grounds in accord with the Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a) shall be submitted prior to the commencement of the development hereby approved, to be agreed in writing by the LPA. The Badger Scheme shall include a timetable for its implementation, provision for monitoring, recording and adaption/enhancement measures, following the implementation of the Badger Scheme. The Badger Scheme shall also include provision for the long term maintenance and management of all badger access points.

Thereafter that planning permission is granted following the expiry of the publicity period on the 09.10.19 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 AH013 LP01 A

Landscape LDS386-02D

Engineering Plan 7143 – P01 C

South Stack Further Phases October 2018 rev A

Proposed Planning Layout AH013 PL01 P7

Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a)

Phase 1 Extended Survey SS – 01 A

Water Efficiency Statement (October 2018) Waterco Consultants

Transport Statement (October 2018) Focus Transport Planning

Geo-Environmental Investigation Report (October 2018) REFA Consulting Engineers

**Flood Statement (November 2018) Waterco Consultants
Design and Access Statement (November 2018) Astle Planning & Design Ltd
Tree Survey LDS386-01A
Tree Survey Report LDS386(A)-TSR
Landscape Specification LDS386(D) - LS**

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

(03) No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence, until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted, has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found, until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Reason To ensure that any contaminants present are remediated given the presence of a historic landfill in proximity.

(04) Each part of the site subject to the remediation under the scheme(s) approved as part of planning condition (03) shall not be occupied/used, until a Validation Report has been completed in respect of that part of the site and this has been submitted to and approved in writing by the Local Planning Authority.

Reason To ensure that any contaminants present have been remediated to safeguard occupants and users of the development.

(05) No development shall commence until a foul drainage scheme for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. Thereafter the foul drainage scheme shall be implemented in accordance with the details approved under the provisions of this planning condition. The dwelling(s) hereby approved shall not be occupied until the foul drainage scheme serving the property(ies) has been completed and is operational.

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

(06) Notwithstanding the details shown on the Engineering Plan 7143 – P01 C no development shall take place until details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land. The proposed development shall be constructed with the approved slab and ground levels.

Reason For the avoidance of doubt and to ensure a satisfactory form of development.

(07) No development shall commence until full details of all external materials (including roofing materials) and finishes (which shall include such details for all building(s)), Hard Landscaped Areas, engineering operations and all other works associated with the development) which shall include colours, construction details (where appropriate) has been submitted to and approved in writing by the Local Planning Authority. The details approved under this condition shall be

implemented in full and adhered to in the completion of the development hereby approved. Hard Landscaped Area means drives, paths and other permeable or hard surfaced areas.

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

(08) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded on plots 18, 21, 22, 23, 24, 25, 26, 38 and 46.

Reason In the interests of the amenities of the existing residential properties in proximity.

(09) Notwithstanding the plans hereby approved no development shall take place until full details of a scheme indicating all of the proposed means of enclosure (to include full specification of type, height and position) around and within the application site whether by means of walls or fences has been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be constructed or erected prior to the occupation of the dwelling(s) to which it relates and it shall thereafter be retained in the lifetime of the development hereby approved and any replacement wall or fencing shall be to an equivalent specification.

Reason To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to protect the amenities of adjacent residential properties.

(10) Planting to the northwest boundary of plots 18 – 26 inclusive shall be landscaped strictly in accordance with Landscape Plan – LDS 386-02B and Landscape Specifications – LDS 386 (B) – LS within 12 months of the commencement of development. The remainder of the site shall be landscaped strictly in accordance with Landscape Plan – LDS 386-02B and Landscape Specifications – LDS 386 (B) – LS within 12 months following completion, or first use of the development, whichever is the sooner. Trees and hedges that form of part of the landscaping scheme shall be retained for lifetime of the development hereby approved. Any trees or hedge plants that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced by plants of the same specification within 12 months.

Reason In the interests of the visual amenities of the area and to secure an ecological enhancement.

(11) Hedges H3 and H13 shown on Tree Survey LDS386-01A shall be retained and protected by appropriate fencing during the course of the development hereby approved “Fenced Area”. The Fenced Area shall be erected prior to the commencement of the development and shall be maintained in the duration of the development of the Open Space and plots 18, 43, 44, 45 and 46 including associated roads and other infrastructure shown on the plans hereby approved. Ground levels within the Fenced Area shall not be altered, nor shall any excavation be made.

Reason In the interests of the visual amenities of the area and biodiversity.

(12) The application site shall be developed strictly and entirely in accord with the Extended Phase One Survey and Planning Application Assessment (EDC – 0527-Phase Two – South Stack Eco Report-v1a).

Reason: In the interests of ecology.

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

The sustainability of the construction methods to be employed;

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

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Water quality and drainage impacts and mitigation.

Precautionary reasonable avoidance measures “RAMS” for protected species.

Existing hedge and tree protection measures.

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

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

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

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

(14) 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 timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on access routes to the site, particularly in regard to nearby schools;

(iii) Measures to minimise and mitigate the risk to road users on the existing phase 1 development including non-motorised users;

(iv) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;

(v) The arrangements for loading and unloading and the storage of plant and materials;

(vi) 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.

(15) Nobody will be permitted to occupy any dwelling erected as part of the development until parking spaces for the properties have been constructed.

Reason: In order to ensure that the development does not lead to any road / parking problems.

(16) The estate roads and footpaths must be completed to an asphalt basecourse level and the work of installing street lighting should be completed and operational before anybody moves in to any of the dwellings they serve.

Reason: In order to ensure that the development does not lead to any road / parking problems.

(17) Development work will not commence until the arrangements for the provision of a management and maintenance scheme regarding the road system, the footpaths and the surface water drainage system for the lifetime of the development have been submitted to and approved in writing by the local planning authority. Such details must include the adoption arrangements by any public authority or statutory undertaker or other arrangements to ensure that the plan will be implemented and maintained throughout its lifetime.

Reason: In order to ensure satisfactory and safe development.

(18) No building shall be occupied until the sustainable drainage system for the site has been completed and fully operational in accordance with the Engineering Plan (ref: 7143-P01 rev C) dated 04/04/2019. The sustainable drainage system shall be managed and maintained thereafter in accordance with and management and maintenance plan which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

Reason To ensure that surface water drainage is disposed of in a sustainable and effective manner.

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: PS 1, ISA 1, ISA 5, PS 4, TRA 2, TRA 4, PS 5, PS 6, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TAI 1, TAI 8, TAI 15, AMG 1, AMG 3, AMG 5 and PS 19.

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.