

Planning Committee: 08/01/2020

7.1

Application Reference: DEM/2019/2

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel y modurdai ar dir yn /
Application to determine whether prior approval is required for the demolition of garages on land at

Site Address: Bryn Glas Close, Caergybi / Holyhead,



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

Reason for Reporting to Committee

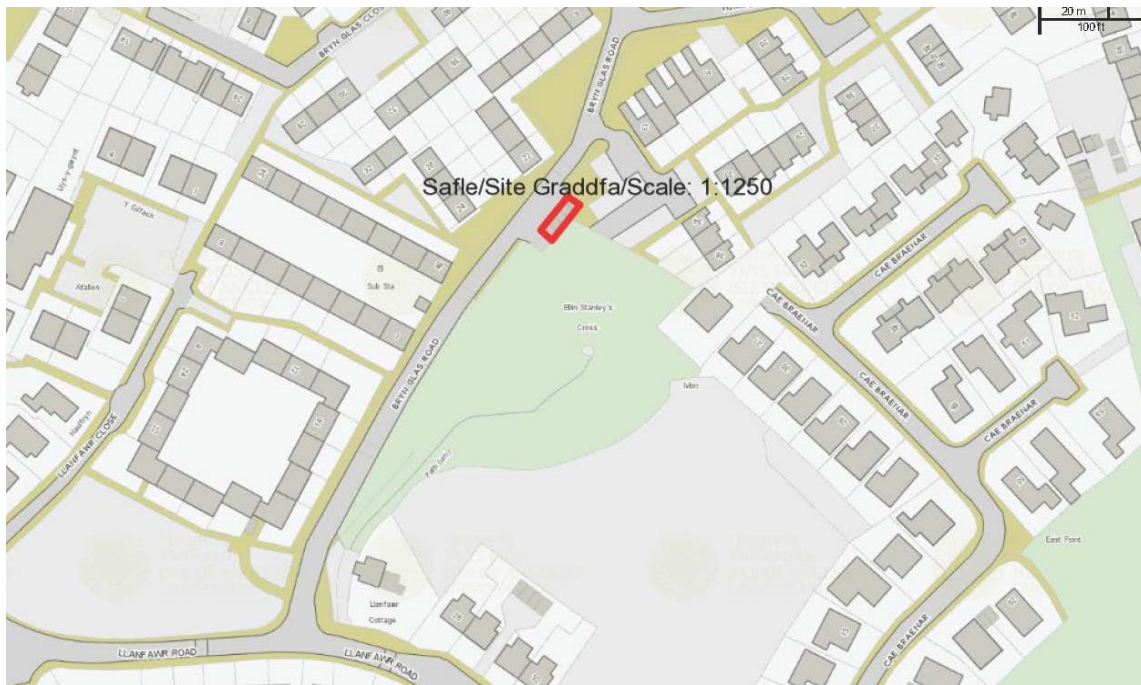
The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/3

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Bryn Glas Close, Caergybi / Holyhead,



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

Reason for Reporting to Committee

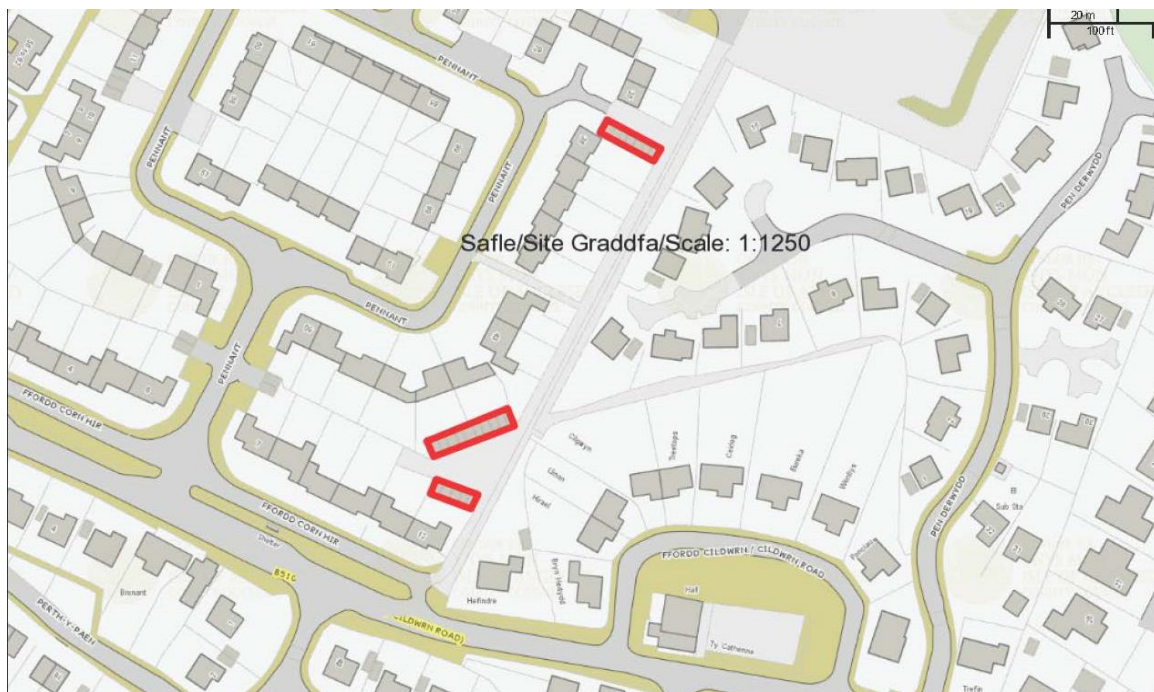
The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/4

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel garejys (tri bloc ar wahan) yn / Application to determine whether prior approval is required for the demolition of garages (three separate blocks) at

Site Address: Ffordd Corn Hir & Pennant, Llangefni



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Applicant: Gwasanaeth Tai/Housing Services

Site Address: Ffordd Lligwy, Moelfre,



Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/6

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Craig Y Don, Amlwch,



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/7

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Hampton Way, Llanfaes,



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

Reason for Reporting to Committee

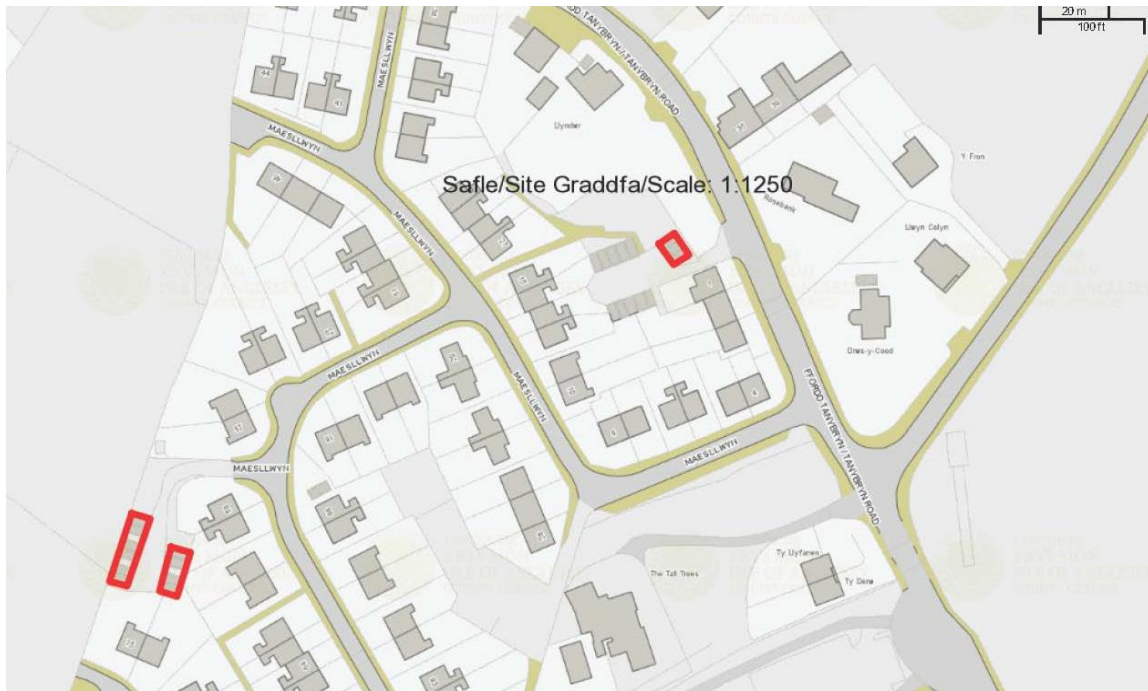
The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/8

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Maes Llwyn, Amlwch



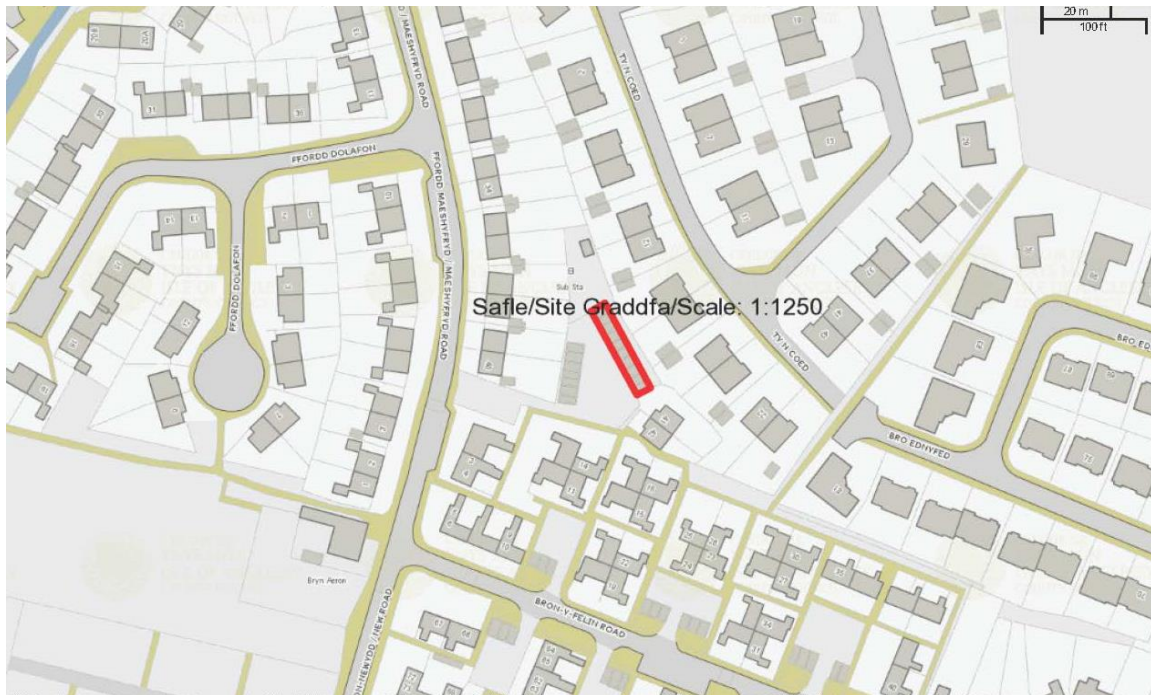
Report of Head of Regulation and Economic Development Service (Sion Hughes)

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Applicant: Gwasanaeth Tai/Housing Services

Site Address: Maes Hyfryd, Llangefni



Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/10

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: New Street, Biwmares / Beaumaris,



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

Reason for Reporting to Committee

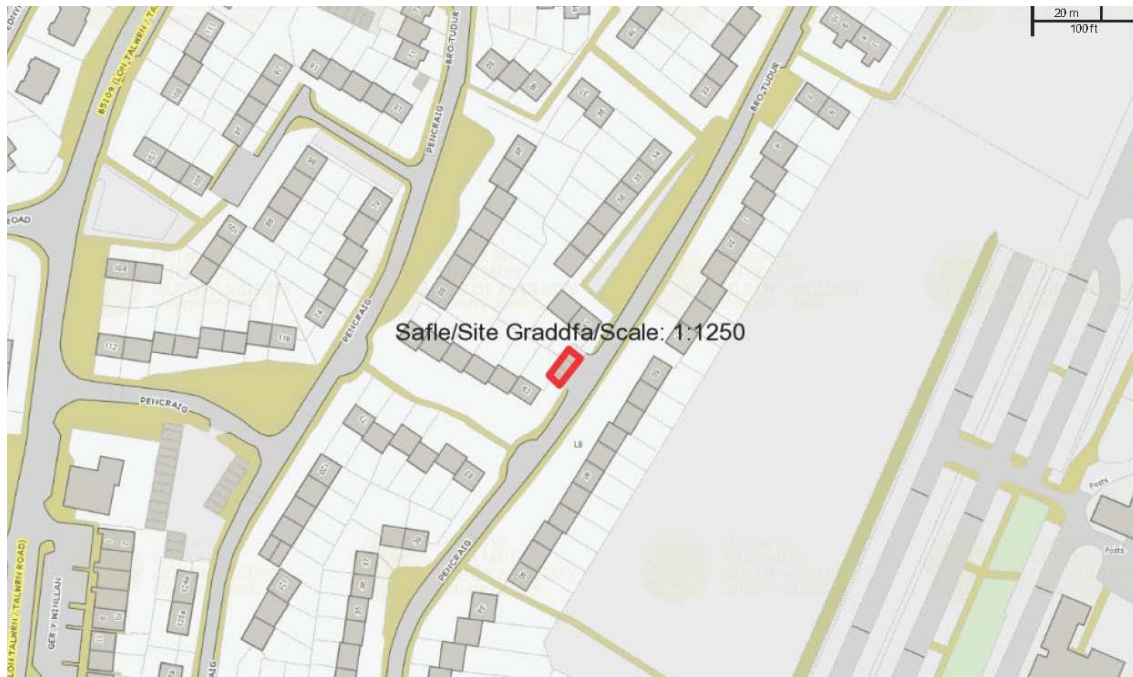
The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/11

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Pencraig, Llangefni,



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/12

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Tan yr Efail, Holyhead,



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/13

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenrol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Thomas Close, Biwmares / Beaumaris,



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Applicant: Gwasanaeth Tai/Housing Services

Site Address: Maes yr Haf, Caergybi / Holyhead



Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: DEM/2019/16

Applicant: Gwasanaeth Tai/Housing Services

Description: Cais i bennu os oes angen caniatâd blaenorol ar gyfer dymchwel modurdy yn/ Application to determine whether prior approval is required for the demolition of garages at

Site Address: Pencraig Mansion, Llangefnï



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

Reason for Reporting to Committee

The Committee at its meeting on 4th December resolved to defer determination of the application pending local consultation on the demolition proposals. The application has now been withdrawn.

Application Reference: FPL/2019/249

Applicant: Mr H Titichiner

Description: Cais llawn ar gyfer dymchwel yr hen dŷ tafarn, codi 14 o anheddau gyda 2 ohonynt yn rhai fforddiadwy, altro'r mynedfeydd presennol, creu ffordd fynediad fewnol, llefydd parcio cysylltiedig, gosod tanc LPG ynghyd â gwaith tirlunio meddal a chaled yn / Full application for demolition of former public house, erection of 14 dwellings of which 2 are affordable dwellings, alterations to existing accesses, creation of internal access road, associated car parking, installation of LPG tank together with soft and hard landscaping at

Site Address: Y Bedol, Tyn Rhos, Penysarn



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

Recommendation: Caniatáu / Permitted

Reason for Reporting to Committee

The application has been referred to the Planning and Orders Committee by Local Member Aled Morris Jones. At its meeting held on 4th December the Planning and Orders Committee elected to undertake a site visit before determining the application. The site was visited on 18th December.

Surface water will be diverted to a drain on a nearby estate which is within the ownership of the Local Planning Authority. Surface water will be diverted to a drain on a nearby estate which is within the ownership of the Local Planning Authority. A Certificate B has been received as part of the application.

Proposal and Site

The proposed development comprises of 14 terraced residential dwellings consisting of two block of four dwellings and two block of three dwellings. All dwellings are provided with designated parking spaces and private amenity spaces.

The application site is currently served by two separate accesses. The existing access from the Tyn Rhos estate will be used to serve the proposed development whilst the access from Chapel Street will be blocked.

The public house known as the Bedol is located at the site although has been closed since 2010 / 2011. The application site is located within the development boundary of Penysarn. Residential properties are positioned to the north, west and east of the site whilst agricultural land is located to the south.

Key Issues

Whether or not the proposal is justified in this location, complies with local and national policies and whether the proposal will have an impact upon the neighbouring properties, character and amenity of the area and highway safety.

Policies

Joint Local Development Plan

Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 15: Affordable Housing Threshold & Distribution
Policy TAI 8: Appropriate Housing Mix
Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Strategic Policy PS 2: Infrastructure and Developer Contributions
Policy ISA 1: Infrastructure Provision
Policy ISA 2: Community Facilities
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 5: Carbon Management

Response to Consultation and Publicity

Consultee	Response
Draenio Gwynedd / Gwynedd Drainage	No objection raised. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval
Ymgynghorydd Treftadaeth / Heritage Advisor	No Objection

Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No Comments
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Cynghorydd Richard Griffiths	No Response
Cynghorydd Aled Morris Jones	Request that the application is referred to the Planning and Orders Committee. Concerns regarding road traffic management and over development.
Cynghorydd Richard Owain Jones	No Response
Cyngor Cymuned Llanelian Community Council	Objection to the proposed development. Concerns with respect to incorrect drawings, sewerage system, access and road safety, no need for the proposed units and over development of the site.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval
Dwr Cymru/Welsh Water	No Objection
Strategol Tai / Housing Strategy	Housing Mix is acceptable. The Housing Service have also confirmed there is a need for the proposed affordable dwellings.
Gwasanaeth Addysg / Education Service	No commuted sum required.
Iechyd yr Amgylchedd / Environmental Health	Conditional Approval

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 13/11/2019. At the time of writing this report, six representations had been received at the department. The points are summarised below:

- Whether or not there is a need for the proposed housing units.
- Whether or not the proposed units will be sold or rented
- Concerns regarding sewerage system.
- Concerns regarding the proposed access
- Concerns regarding surface water
- No provision for a children's play area
- Impact upon the local school and the Welsh Language
- There is still a need for the Public House proposed to be demolished
- Comments with respect to restrictive covenants.
- Comments regarding ecology

In response to the points raised the Local Planning Authority responds as follows:

- The Housing Section have confirmed there is a need for the proposed units.
- The Local Planning Authority are unable to control whether or not the dwellinghouses will be sold or rented.
- The proposed development seeks to discharge foul water into the exiting public sewer. Welsh Water have raised no objection to this method.
- The Local Highways Authority have assessed the application and are satisfied with the proposed development subject of conditions.

- The drainage section have raised no objection to the proposed development. In addition, due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.
- An open space has been provided as part of the application. However, a further contribution is also required.
- The impact upon the local school and the Welsh Language has been assessed as part of the application and is elaborated upon within the main core of the report.
- Restrictive covenants are not a planning consideration.
- A Viability Assessment has been submitted a part of the application and is elaborated further upon within the report.

Relevant Planning History

24C147C/SCR - Screening opinion for demolition of the public house together with the erection of 14 dwellings on land at Y Bedol, Penysarn – EIA Not Required 14/09/2017.

Main Planning Considerations

The site in question lies within the development boundary of Penysarn. In the Joint Local Development Plan (JLDP) Penysarn is identified as a Local Village under Policy TAI 4. This Policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. This site lies within the Penysarn development boundary. The proposal can therefore be considered against Policy TAI 4.

Criterion (3) within Policy PCYFF 2 requires that that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this development is approximately 41 units per hectare which conforms with the requirements of the Policy.

Indicative Supply of Housing:

The indicative housing supply for Penysarn over the Plan period is 28 units (which, includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc). In the period 2011 to 2018 a total of 3 units have been completed in Penysarn. The windfall land bank, i.e. sites with existing planning consent, at April 2018 stood at 29 units with 15 of these likely to be completed).

This means that with this proposal Penysarn would achieve its windfall provision. The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and Open Countryside. The indicative growth level (including 10% slippage) for Villages, Clusters & Open Countryside is 1,953, 975 units were completed between 2011 and 2018 and 919 units were in the land bank and likely to be developed. This data reflects the fact that the Plan inherited a number of planning consents that had been given by the Local Planning Authorities having regard to the previous development plans and material planning considerations. Some of these consents would align with the adopted Joint LDP. The statutory Annual Monitoring Report (from Autumn 2019 onwards) will set out the relevant information and will make recommendations, which will depend on whether or not the policy targets have been achieved or exceeded. Therefore at present the approval of this site could be supported against the overall provision (based upon the completion rate to date) anticipated within the Villages, Clusters & Open Countryside category.

However, in accordance with criterion 1(b) of Policy PS1 'The Welsh Language and Culture', as this development, collectively, provides more than the total indicative housing provision for Penysarn, a Welsh Language statement has been submitted alongside the application. Following assessing the information, on balance it is considered that the risk of the development in itself having a significant impact on the character and the language balance in the community is low.

Affordable Housing and Housing Mix:

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Local Villages such as Penysarn. As the proposed development represents an increase of 14 units, this meets the threshold noted in Policy TAI 15 to make an affordable housing contribution.

As Penysarn is located within the 'Amlwch and Hinterland' House Price Area in the Plan, it is noted that the provision of 10% affordable housing would be viable. As 14 units are proposed this means that 1.4 of the total new units should be affordable. By providing 2 affordable units, the proposal satisfies the requirements of Policy TAI15. This will be tied into a legal agreement as part of any planning approval.

Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The application was initially submitted for 12 number of 3 bedroom units and 2 number of 2 bedroom dwellinghouses. The application was thereafter amended reducing the number of 3 bedroom units to 10 and increasing the 2 bedroom units to 4. The Housing Service has assessed the application and confirmed that the proposed housing mix is acceptable.

Loss of Community Facility:

The potential loss of a community facility is considered as part of the application. Policy ISA 2: Community facilities of the JLDP states that the Councils will resist the loss of an existing community facility, which includes public houses. Y Bedol was a public house, operating until its closure in 2010/2011.

The application is accompanied by a Pub Viability Report which states that the facility failed to operate commercially as a financially viable business and would not lead to the loss of a community facility.

Section 2 of policy ISA2 of the JLDP states that the development plan will resist the loss or change of use of an existing community unless ii) it can be demonstrated that the facility is inappropriate or surplus to requirements. Since the Viability Report has confirmed that the facility has failed to operate commercially as a financially viable business and would not lead to the loss of a community facility it is considered that the proposal complies with Policy ISA2.

Education Provision:

The effect of the proposed development on the capacity of local schools is considered as part of the application. The cumulative impact of other developments in the school's catchment area should also be taken into account when assessing whether an education contribution should be made. The Education Department has confirmed, in this instance no contribution is required.

Open Space Provision:

Policy ISA 5 for proposals of 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population. Due to the proposal being estimated to deliver 14 units in total, consideration needs to be

given towards the need and provision of open space as part of the development if there is no adequate suitable open space provision and outdoor playing spaces in accordance to the Fields in Trust (FIT) bench mark standards within close proximity to the development site.

The Council have adopted an SPG in relation to this matter which contains a methodology for ascertaining whether or not there is a need for additional open space provision with a proposal. The application does provide an area of on-site provision for open space. Although the on site open space falls short of the required area, in light of guidance within the SPG, it is considered that a commuted sum for the provision of Children's Informal Play Space is £1,061.11 whilst a commuted sum towards Children's equipped play space is £2,902.44 is also required. This is a total contribution of £3,963.55 and will be tied into a legal agreement as part of any planning approval.

Character of the area:

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

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

A housing estate has been recently developed on the western part of the application site. These comprises of two storey dwellings. The Tyn Rhos Estate which is located north east of the site comprises of single storey dwelling houses.

The row of terrace housing proposed closest to the main highway have their principle elevation set away from the highway and into the housing estate. Whilst this is generally discouraged, it is noted that the several other dwellinghouses within the nearby vicinity have their principle elevation set away from the main highway.

The applicant has submitted amended plans which includes canopies over the rear doors of the dwellinghouses which are orientated with their principle elevations away from the main highway. Following receiving these amended plans the proposed development it is considered acceptable in terms of its impact on the townscape. The proposed development will not harm the character of the area to warrant refusal of the application.

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 subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. Single storey bungalows are located to the north and east of the site whilst a two storey dwelling is located to the west.

There is a distance of over 21 meters between the rear of the nearest proposed dwelling and the side of the front elevation dwelling at the western part of the site. The main highway is also located between both properties. This exceeds the required distance set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

There is a distance of approximately 13.6 meters between plot 9 and the boundary of the nearest dwelling to the east. There is a distance of approximately 15 meters between plot 10 and the boundary of the nearest dwelling to the east. A track is also located between the application site and the existing bungalows. Bedroom windows are located at the first floor rear elevations of plot 9, 10 and 11. Notwithstanding the fact that the Supplementary Planning Guidance (Design for the Urban and Rural Environment) requires distance of 7.5 meters between secondary windows and boundaries, a hedgerow is currently located along the majority of the boundaries of the existing bungalows which will also protect the amenities of existing dwelling houses and future occupants of the proposed units.

There is a distance of approximately 15.5 meters between the plot 1 and the nearest bungalow to the north. No landing window is located at the northern elevation of plot 1. It is therefore considered that the distance exceeds the required distance set within the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

Given the above comments, it is not considered that the proposal will unacceptably affect the amenities of any adjacent properties nor the future occupants of the proposed units.

Local Highways Authority:

The Local Highways Authority initially raised an objection to the proposed development since the width (1.7 meter) of the proposed pedestrian footway was insufficient. The application was amended to the satisfaction of the Local Highways Authority to include a 1.8 meter wide pedestrian footway. Conditions will be attached to any permission.

Other matters:

Consultees including Gwynedd Archaeological, Drainage / Welsh Water, Ecology, Environmental Health have all provided comments with respect to the proposed development. Conditions will be attached to the permission accordingly.

Conclusion

The application is acceptable in policy terms and will provide affordable housing within Penysarn. A Viability Report has been submitted which confirms that the public house failed to operate commercially as a financially viable business and would not lead to the loss of a community facility. The details with respect to highway matters have been assessed and considered acceptable. Given due consideration to distances between existing properties and the character of the area, the proposal is considered acceptable subject to conditions and will not detrimental harm the amenities currently enjoyed by the occupants of the surrounding properties or future occupiers to such a degree as to warrant refusal of the application. The application is subject to a section 106 agreement with respect to affordable housing and a commuted sum towards open space.

Recommendation

Approve the proposed development subject to a legal agreement.

(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 - OBS/2018/029 GA001**

- Block Plan - OBS-2018-029 GA003 Rev C
- Landscaping Drawing - OBS-2018-029 LS001 Rev A
- Elevations and Section A-A- Plots 1-8 - obs-2018-029 GA006 Rev A
- Floor Plans /Elevations and Section Plots 9-14 - OBS-2018-029 GA007 Rev A
- Separations Distances and Proposed Site Sections - OBS-2018-029 GA004
- Ground and First Floor Plans Plots 1-8 OBS-2018-029 GA005
- Typical Road Construction Details
- Proposed Drainage Layout - 0001 S0 P01.1

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

(03) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(04) The site shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced on the site. This planting and landscaping work 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 the sooner. The said trees and shrubs shall be maintained for a period of five years from planting and 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, unless the local planning authority gives written consent to any variation.

Reason: In the interest of amenity

(05) 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.

(06)The car parking accommodation shall be completed to the satisfaction of the Local Planning Authority before the residential use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(07) No occupation of the dwellings shall take place until measures are in place to secure the future maintenance of the estate road in accordance with details to be submitted to and approved in writing by the local planning authority.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to occupied properties.

(08) 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.

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

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

(10) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

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

(11) No development shall commence until a scheme for the permanent closure of the existing access as shown on drawing number OBS-2018-029 GA003 has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter proceed in accordance with the detail and completed prior to the use hereby approved being commenced.

Reason: In the interest of highway safety

(12) A 1.8 metre wide footway shall be provided along the site boundary as delineated on the submitted site plan (drawing number OBS-2018-029 GA003 Rev C). No dwelling on the development shall be occupied until the said footway has been constructed in accordance with those approved plans.

Reason: In order to minimise danger and inconvenience to highway users.

(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 rock excavation and, as a minimum, shall include detail of:

- length of time required to complete the demolition
- dirt and dust control measures and mitigation.
- noise, vibration control impacts and mitigation.
- site lighting during demolition and construction works
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

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

Reason: To safeguard against any impact the construction of the development on local amenity

(14) The development hereby approved shall be carried out in accordance with the detail included within the Enfys Ecology (EE.6633.RH.1) Protected Species Report.

Reason: To safeguard protected species.

(15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity.

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