

12.1

Gweddill y Ceisiadau

Remainder Applications

Rhif y Cais: 29LPA996/CC Application Number

Ymgeisydd Applicant

Head of Service - Environment and Technical

Cais amlinellol ar gyfer codi 5 annedd newydd ar dir yn / Outline application for the erection of 5 dwellings on land at

Maes Maethlu, Llanfaethlu



Planning Committee: 04/06/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by the Council on Council-owned land

1. Proposal and Site

The application is an outline application with scale and access reserved for the erection of 5 dwellings on vacant land forming part of the housing estate at Maes Maethlu, Llanfaethlu.

2. Key Issue(s)

Compliance with exception site policies and landscape impacts

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 - AONB

Policy 48 - Housing Development Criteria

Policy 50 - Listed Settlements

Gwynedd Structure Plan

Policy A2 – Housing Land

Policy A3 – Scale and Phasing of New Housing Development

Policy A9 – Affordable Housing

Policy D1 – AONB

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy HP4 – Villages

Policy HP7 – Affordable Housing

Planning Policy Wales (Edition 6)

TAN 2 – Affordable Housing

SPG – Design Guide for the Urban and Rural Environment

SPG – Affordable Housing

4. Response to Consultation and Publicity

Local Members - no reply to consultation

Community Council – no reply to consultation

Highways – suggested conditions

Drainage – details are satisfactory in principle

Housing – demand for affordable housing in the locality and the application will contribute to meeting the need

Dwr Cymru Welsh Water – No reply to consultation

Response to Publicity

No representations were received as a result of the publicity undertaken.

5. Relevant Planning History

None

6. Main Planning Considerations

Principle of the Development: Llanfaethlu is a listed settlement under Policy 50 of the Local Plan which normally allows the development of single plots within or on the edge of the settlement. Llanfaethlu is a village under the stopped UDP which allows residential development unrestricted as to the number of plots. The proposal relates to a vacant grassed area fronting a minor road and forming an undeveloped parcel of land at the Maes Maethlu housing estate. The principle of the erection of 5 dwellings on the site is acceptable.

Technical consultees are satisfied with the proposals. The site is slightly elevated above the minor road but will form a frontage development to reflect existing street patterns. The roadside boundary is defined by a stone wall and it is considered in the interests of local amenities to retain this feature. Access to the plots is through the existing housing estate and parking will be provided. An informal pedestrian path crosses a corner of the site opposite which a community playing field is situated. The applicant has been requested to clarify what measures are proposed to retain this link to ensure no detriment to existing users.

The proposed dwellings are well separated from existing housing and reflect the layout and pattern of the existing estate. It is not anticipated that any unacceptable level of overlooking or loss of privacy will arise as a result of the proposals. The development will have a neutral effect on the designated AONB, making use of an underutilised parcel of land fronting the highway on an existing housing estate. The development proposes to supply 2 dwellings as affordable housing units to meet local needs.

7. Conclusion

The scheme proposes a housing development on a vacant and underutilised parcel of land fronting

the highway and forming part of an existing housing estate. The proposal will reflect existing development and will contribute to affordable housing requirements. The development will have a neutral effect on the designated AONB.

8. Recommendation

To **permit** the development subject to the following conditions:

(01) Approval of the details of the scale of the building and the means of access thereto (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.

Reason: The application is for outline planning permission.

(02) Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: The application is for outline planning permission.

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

Reason: The application is for outline planning permission.

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

Reason: To ensure a satisfactory appearance to the development.

(05) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (01) above shall include 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 building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development.

(06) The stone boundary wall located between the site and the county highway shall be retained and nothing exceeding 1m in height shall be erected or permitted within 2m of the said wall.

Reason: To ensure a satisfactory appearance to the development and to provide satisfactory visibility for users of the site.

(07) Before any development commences, plans shall be submitted and approved by the Planning Authority in consultation with the Highway Authority, showing details of the following reserved matters:

(a) Longitudinal and cross sections through the service road showing proposed road level relative to the existing ground level;

(b) The location and type of street lighting furniture.

Reason: To ensure a satisfactory means of development.

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

Reason In the interests of amenity.

(09) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and shall thereafter be retained solely for those purposes.

Reason: in the interests of amenity.

(10) No development shall commence until details of a crossing point between the site and the playing field opposite have been submitted to and approved in writing by the local planning authority. No occupation of the dwellings shall take place until the crossing point is completed in accordance with the approved details and made available for use.

Reason: In the interests of amenity and pedestrian safety.

(11) The dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 6 credits under category Ene 1 - 'Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010. (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority). The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(12) Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to and approved in writing by the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(13) Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to an approved in writing by the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 6 credits under 'Ene 1 - Dwelling emission rate', has been achieved for the dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 11 November 2010 (or

any subsequent equivalent and/or standard or as may be approved in writing with the Local Planning Authority).

Reason: To mitigate the causes of climate change and ensure resilience against predicted future climate changes.

(14) The development shall not begin until details of the arrangements for the provision of 30% of the dwellings on the site as affordable housing have been submitted to and approved in writing by the local planning authority.

The affordable housing shall be provided in accordance with the approved details. Such details shall include:

iv) The type and location on the site of the affordable housing provision to be made;

v) The timing of the construction of the affordable housing;

vi) The arrangement to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and

vii) The occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy criteria shall be enforced.

Reason To ensure that the development provides an element of affordable housing to meet local needs in compliance with current policies.

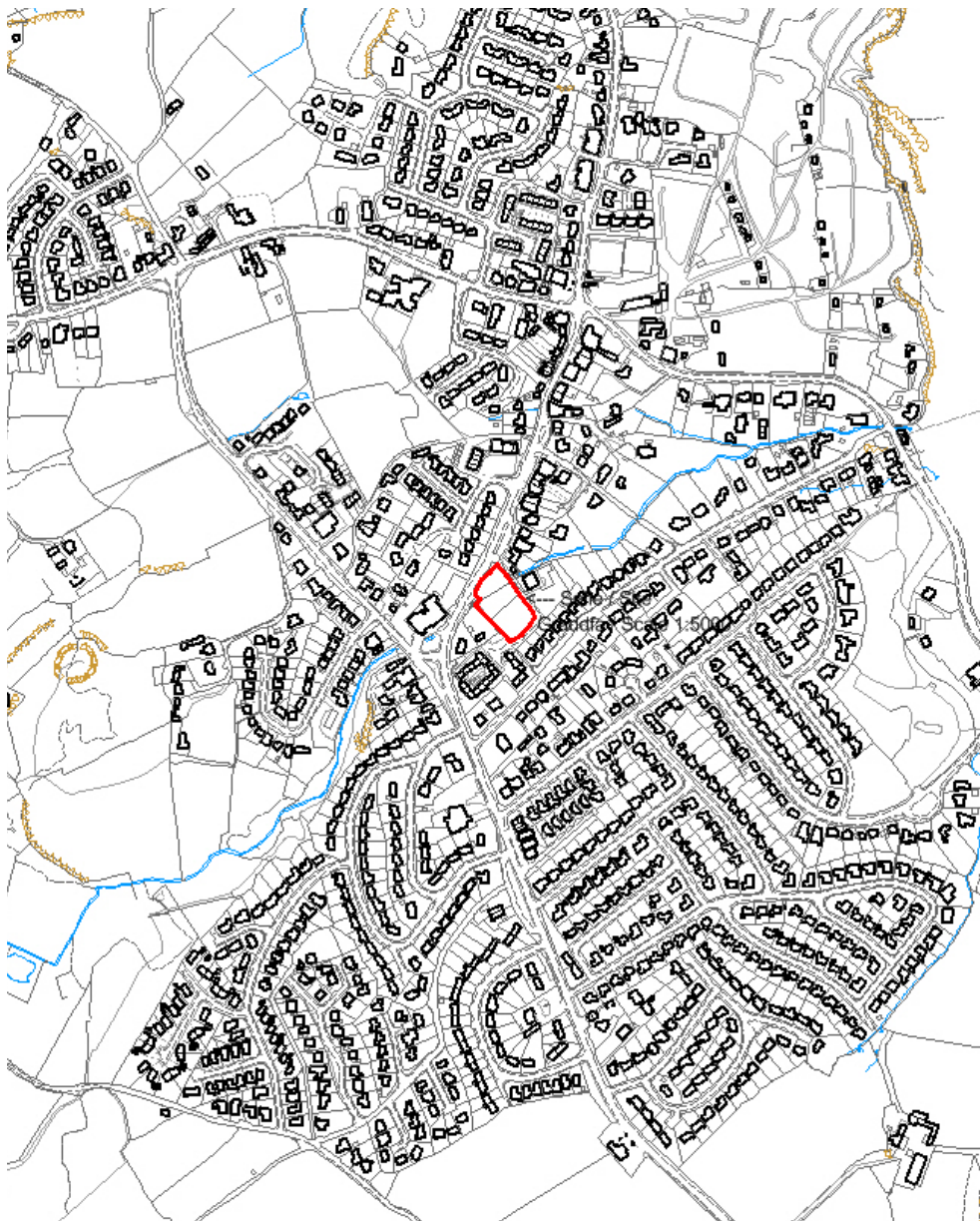
Rhif y Cais: 30C392A Application Number

Ymgeisydd Applicant

Mr Michael Moran

Codi canolfan gofal cychwynnol dau lawr ynghyd a parcio cysylltiedig, man agoed, tirlunio a mynedfa newydd i gerbydau yn yr / Erection of a two storey primary care centre together with ancillary car parking, open space, landscaping and new vehicular access on the

Public Car Park and adjacent Open Land, Bangor Road/Min yr Afon, Benllech



Planning Committee: 04/06/2014

Report of Head of Planning Service (MTD)

Recommendation:

Permit

Reason for Reporting to Committee:

Part of the site is in Council ownership

1. Proposal and Site

The site is located adjacent to Bangor Road Benllech and comprises vacant land and car parking. It is proposed to construct a primary health care centre which will allow Gerafon practice to provide new services to their patients reducing the amount of referrals to Ysbyty Gwynedd. This will also provide a better service and replace the existing Gerafon premises which are cramped and obsolete.

As part of the development the existing library car park will be improved, increasing its capacity and widening its access.

2. Key Issue(s)

Is the principle acceptable

Highways issues

Amenity issues

3. Main Policies

Gwynedd Structure Plan

Strategic policy 1

Strategic policy 2

Policy B1 Employment Generating Development

Policy D4 Siting and Design

Policy D29 Design

Policy D32 Landscaping

Policy FF11 Traffic

Policy FF12 Parking

Ynys Mon Local Plan

Policy 1 General policy

Policy 2 New jobs

Policy 5 Design

Policy 17 Recreation and community facilities

Policy 26 Car Parking

Policy 42 design

Ynys Mon Stopped Unitary Development Plan

Policy GP1 Development Control Guidance

Policy GP2 Design

Policy TR10 Parking Standards

Policy SG2 Development and Flooding
Policy SG6 Surface water
Policy CC1 Community Facilities

TAN 15 Development and Flood Risk
TAN 12 Design
TAN 18 Transport

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Former Local Member (T. Roberts) - Supportive

Community Council - Approve

Highways - Conditions

Environment Agency - Conditions

Welsh Water - Conditions

Footpaths Officer - No objection.

7 letters have been received points raised include;

- 1) The library car park should be enlarged and recycling bins removed
- 2) Contractors should not occupy main car park until health centre patients car park is built

- 3) Building should be located elsewhere
- 4) There are other sites available
- 5) The new car park should be for all road users
- 6) Objection to loss of parking spaces
- 7) There is a covenant on the land restricting the use to that of car park
- 8) There is a flooding issue and risk of flooding
- 9) Extra traffic will cause problems
- 10) The new footpath route will not be as convenient as existing
- 11) There will be loss of trees and harm to wildlife
- 12) The building is too large and will harm amenities of nearby properties.
- 13) The building is out of scale with other buildings
- 14) There will be a loss of light
- 15) Mass and height is unacceptable
- 16) There will be overlooking and loss of privacy
- 17) There may be security problems created.

5. Relevant Planning History

None relevant

6. Main Planning Considerations

Principle of Development

The site is located within the settlement boundary for Benllech in both the Local Plan and Stopped Unitary Development Plans. It is well located to minimize demand for private transport. Furthermore it is a form of development that will help serve the health needs of the community and utilizes previously developed land. With the above along with the relevant listed policies in mind it is considered that the principle of the health centre in this location is acceptable.

Highways Issues

The Highways Authority has been involved in the formulation of this scheme being involved in pre application and other discussions. It is proposed as part of this application to improve the use and capacity of the adjacent Library Car Park to ameliorate for the loss of a total of 11 parking spaces on site. Works include widening the access and improving layout and defining bays.

Subject to conditions the Highways Authority do not object to the scheme.

Amenity Issues

The contemporary design of the proposed building is considered suited to this location. There are a number of styles, sizes, and heights of buildings on display in the near environment. The proposed building which will be 2 storey in part is not considered to be detrimental to the appearance of the location. Furthermore, given its relation with and distance from nearby residential properties it is not considered that there will be undue harm to the amenities currently enjoyed by those occupiers.

7. Conclusion

The proposed Health Care Centre can be supported in principle and will bring benefits to the local population.

8. Recommendation

Permit

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

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

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

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

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

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

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

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

(05) The proposed development site is crossed by a public sewer with the approximate position being marked on the attached statutory Public Sewer Record. Under the Water Industry Act 1991 Dŵr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 meters either side of the centerline of the public sewer.

Reason: To protect the integrity of the public sewer and avoid damage thereto.

(06) The finished floor level of the building to be set no lower than 43.47 meters above Ordnance Datum.

Reason: To ensure that the building is set above modelled floor levels.

(07) Surface water drainage arrangements should ensure that the flows are regulated and attenuated prior to discharge to the watercourse. Flows regulated to 15 litres/second with sufficient storage for the 1 in 100 years plus an allowance for climate change.

Reason: To ensure that the proposal does not increase flood risk elsewhere.

(08) The existing trash screen is to be removed and a new screen to be erected upstream with a new section of culvert.

Reason: To safeguard the existing highway culvert from blockage.

(09) Removal of existing stone wall as shown on drawing number 07-003/027 Rev. M.

Reason: To maintain an overland flood route.

(10) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

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

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

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

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

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

(13) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

(14) No other part of the development shall commence until the access junction and road widening (serving the library) detailed on the submitted plan dated 13/12/2013 reference 07-003/035 have been completed.

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

12.3

Gweddill y Ceisiadau

Remainder Applications

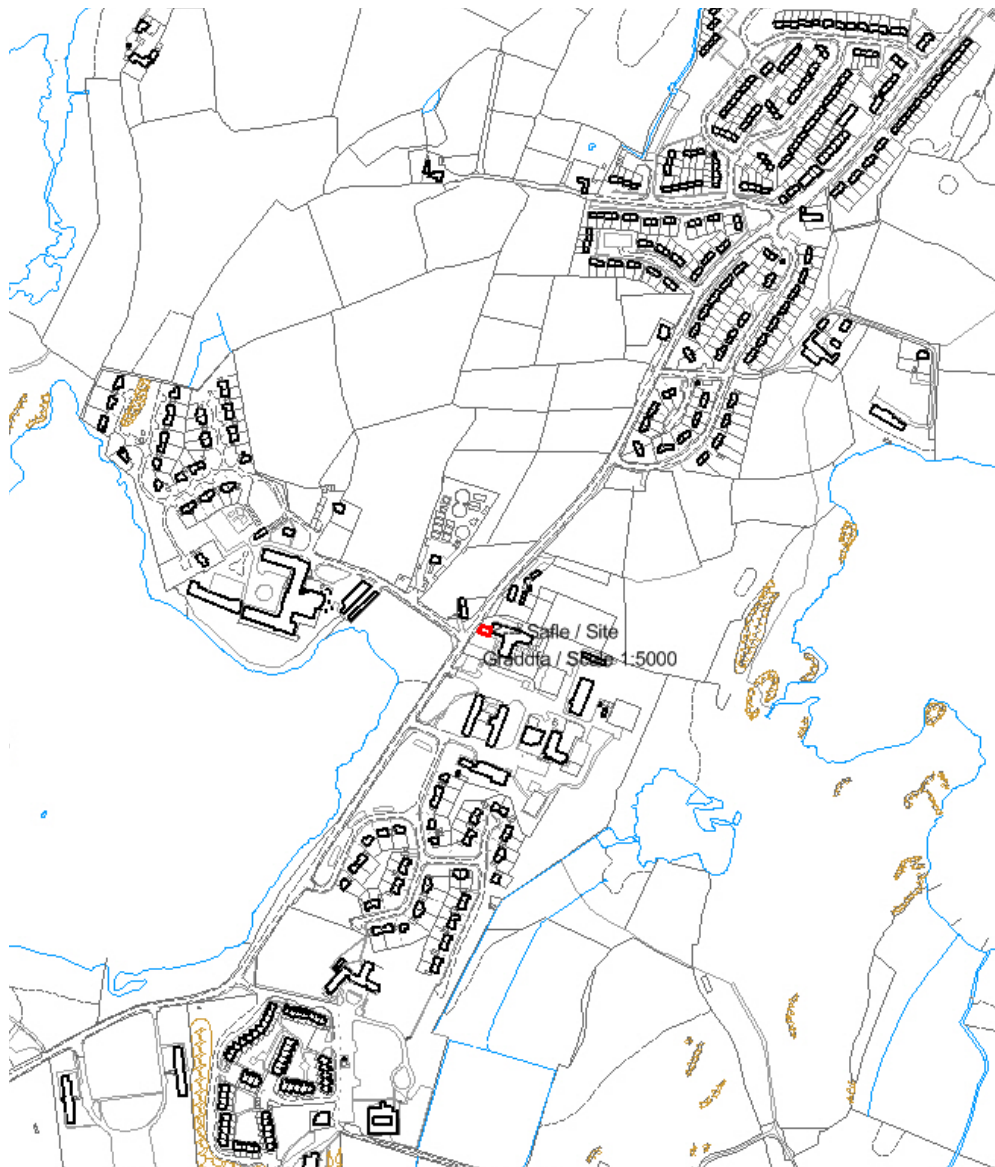
Rhif y Cais: 32LPA920A/CC Application Number

Ymgeisydd Applicant

Head of Service (Education)

Cais llawn ar gyfer lleoli dosbarth symudol yn / Full application for the siting of a mobile classroom at

Ysgol y Tywyn, Llanfihangel yn Nhowyn



Planning Committee: 04/06/2014

Report of Head of Planning Service (AMG)

Recommendation:

Permit

Reason for Reporting to Committee:

The application is submitted by and on behalf of the Council on Council owned land

1. Proposal and Site

The site forms part of the Tywyn Primary School grounds in Llanfihangel yn Nhowyn.

The proposal entails the siting of a mobile classroom on part of the school grounds between the school and the highway.

2. Key Issue(s)

The key issue to consider are policy context, effect on the locality and effect on the amenities of the surrounding properties.

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General

Policy 17 – Recreation and Community Facilities

Policy 42 – Design

Gwynedd Structure Plan

Policy D4 – Location, Siting and Design

Policy D29 – Standard of Design

Policy F7 – Community Use of Schools

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Planning Policy Wales, Edition 6, February 2014

Technical Advice Note 12: Design

4. Response to Consultation and Publicity

Councillor Gwilym O Jones – No response received at time of writing the report.

Councillor Richard Dew – No response received at time of writing the report.

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

North Wales Fire and Rescue Service - No response received at time of writing the report.

Drainage - No response received at time of writing the report.

Highways - No response received at time of writing the report.

Ministry of Defence - No response received at time of writing the report.

Education - No response received at time of writing the report.

Welsh Water - No response received at time of writing the report.

Natural Resources Wales - No response received at time of writing the report.

Environmental Health - No response received at time of writing the report.

Public Consultation – The application was afforded three means of publicity. These were the posting of a site notice near the site, the serving of personal notifications on the occupants of the neighbouring properties together with a notice in the local newspaper. The latest date for the receipt of representations is the 6th June 2014. At the time of writing this report no representations had been received at the department.

5. Relevant Planning History

None

6. Main Planning Considerations

Policy context – Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools.

Effect on the locality – The proposal will have some visual impact as it is sited between the school building and the highway. Therefore, the proposed classroom will be visible from the public vista. However, I do not consider that the proposal will have a detrimental effect on the locality to such an extent it should warrant refusing the application as it will be located within the existing school grounds adjacent to the school building. There is acceptable space within the site to accommodate the proposal without appearing cramped or overdeveloped. The proposal will allow the school to meet its pupil space demands and will allow for the re-configuration of classroom layout to meet the requirements for foundation phase classrooms. As the proposed classroom is a prefabricated building, it is unsupported within planning policy as a permanent building due its construction and design, therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

Effect on the amenities of the surrounding properties - It is acknowledged that the property known as Fron Wen is located approximately 17m away from the proposal, however, there is a busy highway between the proposal and the property and the property is screened with existing shrubs. There are no windows on the side elevation fronting the adjacent property known as Ty'n Rhos. Also the proposal will not be sited any closer to the property known as Ty'n Rhos than the school building.

Therefore, it is not considered that the proposal will detrimentally affect the amenities of the neighbouring properties to such an extent it should warrant refusing the application.

7. Conclusion

Planning policy encourages the provision of community facilities within or on the edge of other settlements and the community use of schools. The proposal will allow the school to meet its pupil space demands and will allow for the re-configuration of classroom layout to meet the requirements for foundation phase classrooms. As the proposed classroom is a prefabricated building, it is unsupported within planning policy as a permanent building due its construction and design, therefore the local planning authority considers it acceptable to grant permission for a temporary period of 5 years.

8. Recommendation

Permit subject to no adverse representations being received at the end of the notification period

(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: For the avoidance of doubt.

(02) The mobile classroom hereby permitted shall be removed off the land by 04/06/2019 and the land reinstated to its former condition by 04/09/2019 unless otherwise agreed in writing with the Local Planning Authority.

Reason: Permission would not normally be granted but regard has been given to the particular circumstances of the applicant.

(03) The development permitted by this consent shall be carried out strictly in accordance with the plan(s) submitted on the 12/05/2014 and 13/05/2014 under planning application reference 32LPA920A/CC.

Reason: For the avoidance of doubt

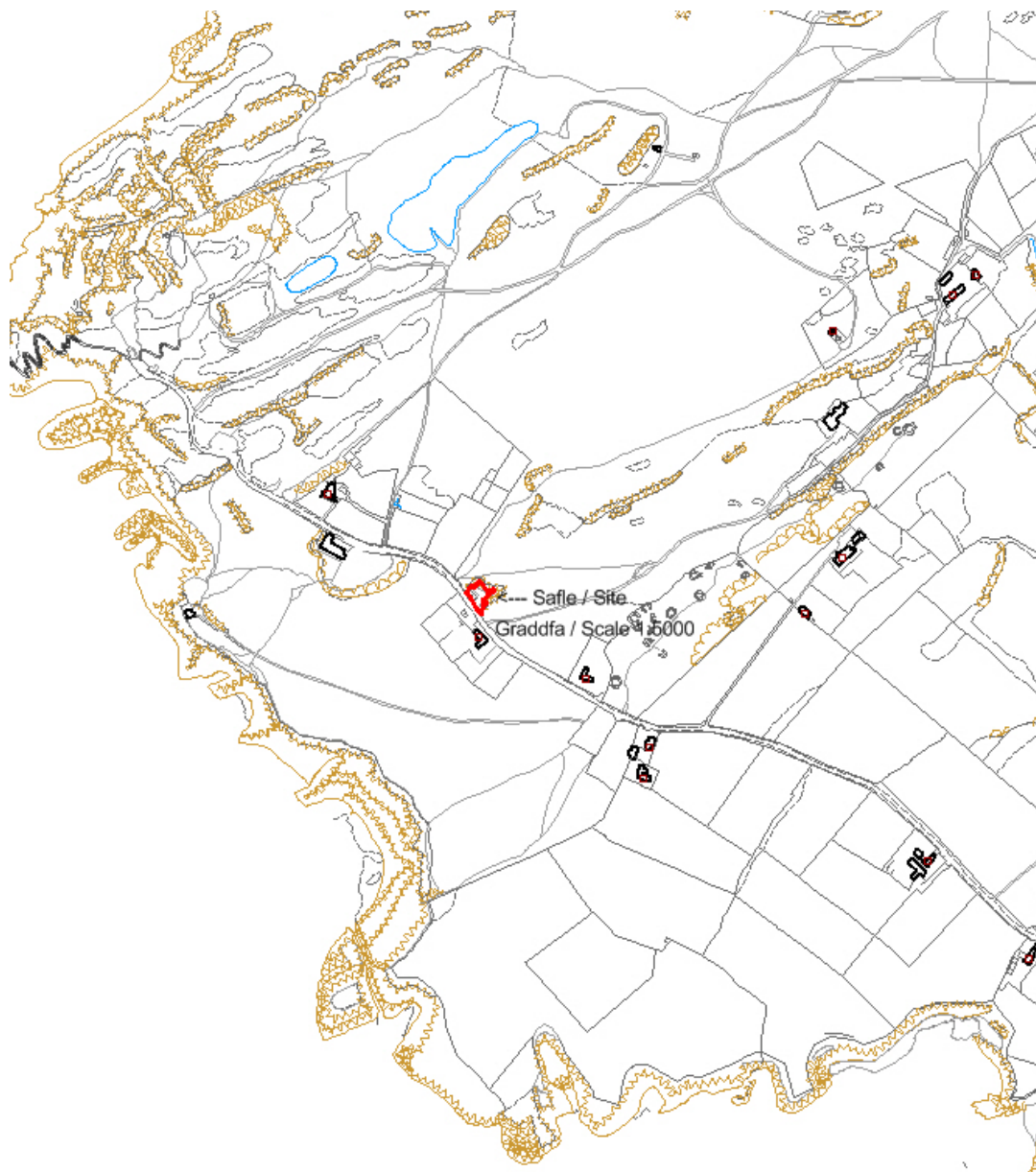
Rhif y Cais: 46C535 Application Number

Ymgeisydd Applicant

Mr Chris Gaskell

Cais llawn ar gyfer newid yr toiledau cyhoeddus i annedd preswyl ynghyd a'i ehangu yn / Full application for the conversion of the public conveniences to a residential dwelling together with extensions thereto at

South Stack Public Convenience, South Stack, Holyhead



Planning Committee: 04/06/2014

Report of Head of Planning Service (NJ)

Recommendation:

Permit

Reason for Reporting to Committee:

The site is within the Council's ownership.

1. Proposal and Site

The site is the former public conveniences at South Stack, Holyhead. The proposal is for the conversion of the building, together with its alteration and extension, to create a single dwelling.

2. Key Issue(s)

Compliance with conversions policies and landscape impacts

3. Main Policies

Ynys Môn Local Plan

Policy 1 – General Policy

Policy 30 – AONB

Policy 33 – Nature Conservation

Policy 55 – Conversions

Gwynedd Structure Plan

Policy D1 – AONB

Policy D10 – Flora and Fauna

Stopped Unitary Development Plan

Policy GP1 – Development Control Guidance

Policy GP2 – Design

Policy EN2 – AONB

Policy EN5 – International Sites

Policy HP8 – Rural Conversions

Planning Policy Wales (Edition 6)

SPG Design Guide for the Urban and Rural Environment

4. Response to Consultation and Publicity

Local Member Councillor Trefor Lloyd Hughes – no objection

Community Council – no objection

Highways – suggested conditions

Ecological and Environmental Advisor – comments

Natural Resources Wales – no reply at the time of writing

Drainage Section – comments

Dwr Cymru Welsh Water – no comments

Response to Publicity

No representations have been received as a result of the publicity undertaken

5. Relevant Planning History

46LPA972/CC – Full application for the conversion of the former public convenience into a dwelling at South Stack, Holyhead – approved 04/04/13

6. Main Planning Considerations

Principle of the Development: Policy 55 of the Local Plan supports the conversion of suitable buildings to residential use. Planning permission was granted under reference 46LPA972/CC for conversion in 2013. The scheme as submitted represents a redesign of the proposal but the principle has already been accepted.

The Scheme: The previous approval maintained the roadside elevation of the building but added a render finish whilst a small extension was proposed at the rear of the building; overall, the accommodation included a kitchen and living area, utility room, bedroom and bathroom; the two entrance porches either side of the building were retained for external storage. The application as now submitted seeks to incorporate and slightly extend the porches into the living space and includes a rear extension of a similar scale to the previous scheme.

Landscape and other Impacts: The site is located in the designated AONB. It is well screened and given its previous public use, impacts of parking and domestic curtilage will not be significant. The application is supported by an ecological assessment and no significant issues arise, the proposal is unlikely to adversely affect the nationally important designations in the locality. Technical consultants are satisfied.

7. Conclusion

The proposal will provide a beneficial re-use to the building and will maintain the character of this part of the AONB. Nationally important nature conservation designations are unlikely to be adversely effected.

8. Recommendation

Permit

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

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

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

Reason: In the interests of the amenity of the designated landscape.

(03) No development shall commence until full details of the means of site enclosure together with details of all hard and soft landscape proposed have been submitted to and approved in writing by the local planning authority. The scheme shall be implemented during the first planting season following the occupation of the building or the completion of the development, whichever is the sooner.

Reason: In the interests of the amenity of the designated landscape.

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

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

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

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

(06) The access shall be completed with asphaltic/concrete surface for the first 5 metres from the nearside edge of the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

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

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

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

(08) The carriageway edge fronting the access shall be strengthened by means of 125 x 150mm bullnosed kerbs laid in accordance with the "Technical Requirements".

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

(09) The car parking accommodation shall be completed in full accordance with the details as submitted before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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