

Rhif y Cais: **46C427K/TR/EIA/ECON** Application Number

Ymgeisydd Applicant
Land and Lakes (Anglesey) Ltd

Cais cynllunio hybrid sy'n cynnig:

Amlinellol gyda'r holl faterion wedi eu cadw'n ôl ac eithrio dull mynediad, ar gyfer :
Pentref Hamdden ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi yn cynnwys: Hyd at 500 o unedau hamdden newydd gan gynnwys porthdai a bythynnod newydd; Adeilad canolbwynt canolog newydd gan gynnwys derbynfa gyda chyfleusterau hamdden gan gynnwys parc dwr isdrofannol dan do, neuadd chwaraeon dan do, caffis, bariau, bwyty ac adwerthu; Adeilad canolog newydd ar gyfer Marchnad Ffermwyr; Adeilad hamdden a sba canolog newydd; Canolfan chwaraeon dwr a chaffi newydd ar safle'r hen Dy Cwch; Dymchwel y Baddondy ac adeiladu bwyty ar ei safle; Dymchwel adeiladau eraill gan gynnwys tair ysgubor amaethyddol a thair annedd; Darparu a chynnal 29 hectar o ardaloedd cyhoeddus gyda maes parcio i'r cyhoedd a gwelliannau i'r llwybr arfordirol gan gynnwys: Rhodfeydd a reolir o fewn 15 hectar i goetir, cadw a gwella Pwll Grace, Pwll Lili, Pwll Sgowtiaid gyda llwyfannau gweld, y Fynwent Anifeiliaid Anwes, y Gofeb, y Ty Pwmp a maes picnic gyda gorsafoedd bwydo adar a chuddfannau gwyllo adar, gydag arwyddion dehongli addysgiadol a dwyieithog trwy'r cyfan; Creu trywydd cerfluniau newydd trwy goetir a llwybrau pren a gwell cysylltiad gyda llwybr yr Arfordir; Bydd y traeth yn parhau i fod yn hygyrch i'r cyhoedd gan ddarparu mynediad diogel i'r dwr bas; Canolfan Bwer a Gwres gyfun.

Tir yn Cae Glas - Codi llety a chyfleusterau pentref hamdden sydd wedi eu dylunio i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu ar gyfer Wylfa B ar dir Cae Glas, Parc Cybi, Caergybi yn cynnwys: Hyd at 315 o borthdai i'w hisrannu yn y lle cyntaf fel llety ar gyfer gweithwyr niwclear; Adeilad canolbwynt canolog gan gynnwys derbynfa a chantin ar gyfer y llety; Cyfleuster Parcio a Theithio gyda hyd at 700 o lecynnau parcio ceir; Gwesty newydd; Adeilad canolbwynt wrth ochr llyn yn cynnwys bwyty, caffi, adwerthu a bar; Cae pêl-droed glaswellt newydd a chae criced; a Canolfan Bwer a Gwres Gyfun. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn estyniad i Bentref Hamdden Parc Arfordirol Penrhos gan gynnwys: Porthdai ac adeiladau cyfleusterau wedi eu hadnewyddu i greu llety gwyliau o safon uchel (hyd at 315 o borthdai i deuluoedd); Canolfan Ymwelwyr a Gwarchodfa Natur sy'n caniatáu mynediad i'r cyhoedd dan reolaeth; a Canolfan Dreftadaeth gyda lle parcio i ymwelwyr.

Tir yn Kingsland - Codi datblygiad preswyl a ddyluniwyd i'w ddefnyddio yn y lle cyntaf fel llety i weithwyr adeiladu yn Kingsland, Ffordd Kingsland, Caergybi yn cynnwys: Hyd at 320 o dai newydd i'w defnyddio yn y lle cyntaf fel llety dros dro i weithwyr adeiladu. I'w haddasu wedyn (ar ôl adeiladu Wylfa B) i fod yn ddatblygiad preswyl a fyddai'n cynnwys: Hyd at 320 o anheddau mewn tirwedd o safon uchel a llecynnau agored. Bydd datblygiadau atodol ar gyfer pob cam o'r gwaith datblygu, gan gynnwys darpariaethau ar gyfer parcio, ardaloedd gwasanaeth, llecynnau agored a pheiriannau\gwaith.

Manylion llawn ar gyfer newid defnydd yr adeiladau Stad cyfredol ym Mharc Arfordirol Penrhos, Ffordd Llundain, Caergybi gan gynnwys newid defnydd: Twr y Beili ac adeiladau allanol yn Fferm Penrhos o dy clwb criced i fod yn ganolfan wybodaeth i ymwelwyr, bwyty, caffi, bariau ac adwerthu; Ysgubor y Fferm ac Adeiladau Trol o fod yn adeiladau fferm i fod yn ganolfan ar gyfer

hurio beiciau ac offer chwaraeon; Y Twr o ddefnydd preswyl i fod yn llety i reolwyr a swyddfa atodol; a Ty Beddmanarch o annedd i fod yn ganolfan i ymwelwyr /

A hybrid planning application proposing:

Outline with all matters reserved except for means of access, for:

A leisure village at Penrhos Coastal Park, London Road, Holyhead comprising: up to 500 new leisure units including new lodges and cottages; Central new hub building comprising reception with leisure facilities including indoor sub-tropical water park, indoor sports hall, and cafes, bars, restaurants and retail; Central new Farmer's Market building; Central new spa and leisure building; A new café and watersports centre at the site of the former Boathouse; Demolition of the Bathing House and the construction of a restaurant at its former location; Demolition of other existing buildings including three agricultural barns and three residential dwellings; Providing and maintaining 29 hectares of publicly accessible areas with public car parking and enhancements to the Coastal Path, including: Managed walkways within 15 hectares of woodland, the retention and enhancement of Grace's pond, Lily Pond, Scout's pond with viewing platforms, the Pet Cemetery, War Memorial, the Pump House and picnic area with bird feeding stations and hides with educational and bilingual interpretation signage created throughout; Creation of a new woodland sculpture trail and boardwalks and enhanced connection to the Coastal Path; The beach will continue to be accessible to the public providing safe access to the shallow shelving water; A

Combined Heat and Power Centre

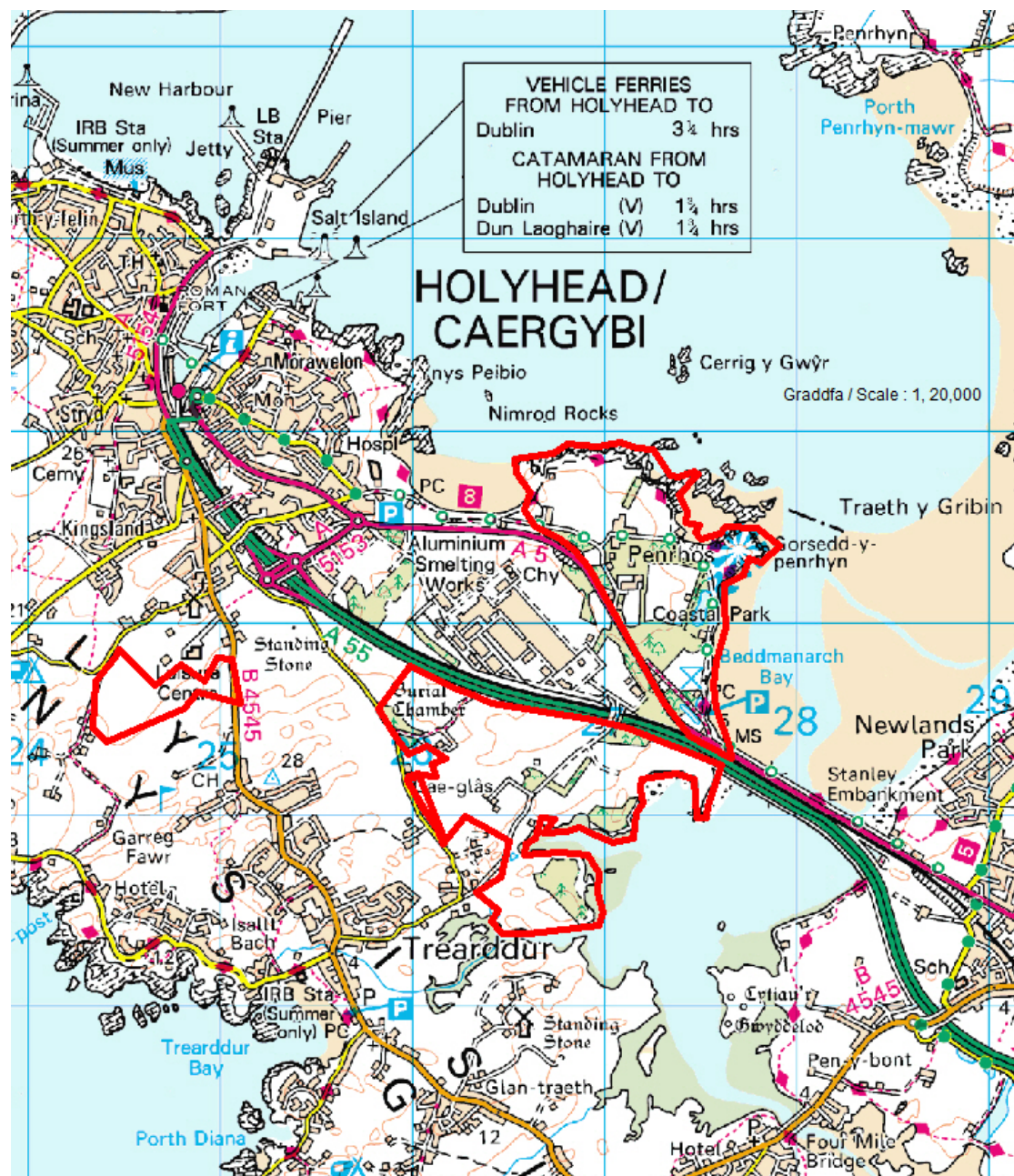
Land at Cae Glas: The erection of leisure village accommodation and facilities which have been designed to be used initially as a temporary construction workers accommodation complex for

Wylfa B at land at Cae Glas, Parc Cybi, Holyhead comprising: Up to 315 lodges which will be initially sub divided for nuclear workers accommodation; Central hub building providing reception and canteen ancillary to accommodation; A Park and Ride facility comprising up to 700 car parking spaces; A new hotel; A lakeside hub comprising restaurant, café, retail and bar; New grass football pitch and cricket pitch; and a Combined Heat and Power Centre. To be subsequently converted (post Wylfa B construction) into an extension to the Penrhos Coastal Park Leisure Village comprising: Refurbished lodges and facility buildings to create high quality holiday accommodation (up to 315 family lodges); A Visitor Centre and Nature Reserve allowing controlled public access; and Heritage Centre with visitor parking.

Land at Kingsland: The erection of a residential development which has been designed to be used initially as temporary construction workers accommodation at land at Kingsland, Kingsland Road, Holyhead comprising: Up to 320 new houses to be initially used as temporary construction workers accommodation. To be subsequently converted (post Wylfa B construction) into a residential development comprising: Up to 320 residential dwellings set in high quality landscaping and open spaces. Each phase of development will have ancillary development comprising car parking, servicing areas, open spaces and plant.

Full detail for the change of use of the existing Estate buildings at Penrhos Coastal Park, London Road, Holyhead including the change of use for: The Bailiffs Tower and outbuildings at Penrhos Home Farm from a cricket clubhouse to a visitors information centre, restaurant, café, bars and retail; Home Farm Barn and Cart Buildings from farm buildings to cycle and sports hire centre; The Tower from residential to a Managers accommodation and ancillary office; and Beddmanarch House from residential to a visitors centre.

Parc Arfordirol Penrhos \ Penrhos Coastal Park,Cae Glas a Kingsland,Caergybi \ Holyhead



Planning Committee: 03/06/2015

Report of Head of Planning Service (DPJ)

1. Recommendation:

Members are asked to note the obligations which will be secured under an agreement under section 106 of the Town and Country Planning Act 1990 which are in line with the Heads of Terms authorised by Committee on 6th November 2013. Members are also requested to note the position in relation to planning policy and the further environmental information which has been received (see below). In light of this, Members are asked to endorse the previous resolution and authorise the Head of Planning Service to finalise the terms of the section 106 Agreement and conditions. Thereafter the legal agreement will be completed and the planning permission issued.

2. Purpose of the Report & the Background

On 6th November 2013 the Planning Committee resolved to approve this planning application subject to a number of Heads of Terms which the committee required to see as part of a section 106 Agreement together with conditions. The planning application was thereafter referred to the Welsh Government which decided not to call-in the planning application. Links to the previous committee reports on the planning application are included in the background papers section of this report.

It was agreed at the November Committee meeting that Officers would report back on the section 106 Agreement before it was completed.

The purpose of this report is to inform Members of the principal terms of the section 106 Agreement vis a vis the approved Heads of Terms and to outline the proposed planning conditions. It is also to update Members on changes to planning policy since the Committee resolution in November 2013 and report on further environmental information which has been received.

3. Section 106 Agreement

Set out below is a table showing the various heads of terms which were approved by Committee on 6th November 2013. Officers have been engaging with various stakeholders in relation to the obligations within the section 106 Agreement, including NRW, the North Wales Police and various services within the Council and have managed to secure commitments in relation to all Heads of Terms. Next to each Head is a summary of the current position in relation to that Head of Term. In some cases the obligation (contribution and/or provision) has been agreed. In other cases negotiations are at an advanced stage but the precise commitment is yet to be finalised. A verbal update will be provided at Committee explaining the scope of the obligations in more detail and advising as to the current position.

The Community Infrastructure Levy Regulations 2010 impose controls on the use of planning obligations in planning decision making. Members will be aware of the statutory tests that any planning obligation must meet, which are set out under Regulation 122, namely that the obligation is (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development.

From April 2015, Regulation 123 has also had the effect of introducing a new control referred to as the "pooling restriction". Under that restriction, the Council may no longer rely on a planning obligation as a reason for granting planning permission, where that obligation relates to an infrastructure project, or a type of infrastructure, in respect of which five or more planning obligations have previously been entered

into by the Council since April 2010. So far as this section 106 Agreement is concerned, the pooling restriction will not be contravened. In any event, officers will ensure, so far as possible, that this section 106 Agreement will not compromise future planning decisions/obligations related to Wylfa or other developments.

Number/Area of Heads of Terms	Description of Heads of Terms	Position agreed for section 106 Agreement
1. Education	Provision of or financial contributions towards any additional demand identified following assessment of school places created by the Kingsland housing legacy development. Demand to be assessed prior to implementation of the relevant phase and provision/contribution calculated against an agreed formula.	A contribution has been agreed which is to be based on an agreed formula. The requirement to pay contributions will be subject to an assessment of need for school places at the time of delivery of the houses at Kingsland and will be paid in instalments on occupation of the housing. It will also be related to school catchment areas.
2. Medical Care	Financial contribution towards any additional demand identified following assessment for medical care or services created by the nuclear worker accommodation or Kingsland housing developments, such as GPs and dentists. Demand to be assessed prior to implementation of the relevant phase and provision/contribution calculated against an agreed formula.	A financial contribution has been agreed towards medical care or services as a result of demand created by 3,500 nuclear worker bedspaces.
3. Leisure	Provision of or financial contributions towards any additional demand identified for publically accessible fitness and sports facilities either off site or within the development. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase and calculated against an agreed formula.	A 690 square metre sports centre will be provided together with outdoor sports pitches on Cae Glas (based on 3,500 worker bedspaces). These will be for use by the nuclear workers. If no such provision is made a significant capital contribution and annual maintenance payments will be made towards existing sports facilities.
4. Swimming	A contribution if required towards improvements to off-site swimming facilities or a contribution towards existing facilities to accommodate any additional demand created by the Cae Glas workers accommodation and Kingsland. The demand to be assessed prior to implementation of the relevant phase and the amount of contributions to be calculated against an agreed formula.	A capital contribution and annual maintenance payments have been agreed.
5. Library	A financial contribution, if required following assessment, towards increasing the capacity of existing library facilities in the impact area,	A financial contribution has been agreed towards library facilities which can be used flexibly by the Council.

	particularly to account for the demands from the nuclear worker accommodation and Kingsland housing development and calculated against an agreed formula.	
6. Police	Provision/financial contributions towards any additional demand/impacts identified on the Police from the nuclear workers accommodation or other phases of development. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase.	The police have requested significant contributions. These are still under discussion.
7. Ambulance/Fire	Provision/financial contributions towards any additional demand/impacts identified on the Ambulance Service/Fire service from the nuclear workers accommodation. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase.	This is subject to further discussion. No position agreed as yet.
8 Child social services	Provision/financial contributions towards any additional demand identified for child social services created by the nuclear accommodation at Cae Glas and Kingsland. The amount and timing of such provision/contributions to be assessed prior to implementation of the relevant phase and calculated against and agreed formula.	It has been agreed that following as assessment of need, a child social services officer will be funded for a five year period in relation to nuclear worker impact.
9. Parking and public access	The provision of free parking and public access in Penrhos as outlined on the application, subsidised access to Cae Glas and free access to Kingsland. The visitor centre at Penrhos to be open to the public free of charge. Space to be provided in the visitor centre for the council to use as a visitor learning facility to further the conservation and enhancement of the AONB. Toilets at Penrhos to be maintained until the toilets are relocated to the visitor centre. Provision of open space and play equipment (and its maintenance) in relation to the Kingsland residential use.	Access will be provided as per the heads of terms. The agreement will define the areas of minimum public access with precise requirements to be subject to an access plan. Appropriate use of space within the visitor centre is to be agreed. Open space and play equipment to be provided at Kingsland and maintained by Land and Lakes. Toilets to be dealt with as per heads of terms.
10. Open space and play areas	Relocation of the cricket pitch and football ground at Penrhos to Cae Glas. Obligations to cover the timing, specification, management, access and parking arrangements and the	Relocating of cricket and football pitches to occur prior to any development affecting existing pitches. The new pitches are to be maintained by Land and Lakes and made available for use by existing sports clubs who

	use of the facilities.	are able to lease the facility.
11. Permissive path	Permissive path along coastal edge of Penrhos within application site to be dedicated as public right of way and maintained by applicant. Sustrans 8 cycle route/public footpath 38 to be rerouted to ensure continual access provided.	Permissive path to be dedicated. Sustrans 8 and footpath 38 will be re-routed if required as a result of the development.
12. Leisure facilities to be open to the public	Leisure facilities at Penrhos to be open to the public on a Community Access Programme with hourly/daily and seasonal tariffs to be agreed with the applicant.	Local access obligations will be contained in the Agreement.
13. Compensatory habitat	Compensatory habitat and species enhancement areas and measures, monitoring and future management including ensuring appropriate funding is in place.	Provisions have been agreed for identifying compensatory habitat and species enhancement areas. Restoration works are to be agreed and undertaken. Bonds are to be provided to ensure delivery. A sinking fund is to be provided for ongoing maintenance. Provisions have been agreed following discussions with NRW.
14. Construction worker restrictions	Restriction on the construction worker accommodation at Cae Glas and Kingsland to ensure that they are not occupied by families and that all facilities are to be provided centrally.	This restriction is agreed.
15. Holiday use restriction	Restriction of the accommodation at Penrhos and the legacy accommodation at Cae Glas to holiday use only.	This restriction is agreed.
16. Green Travel Plan	Green Travel Plan/TIS to be required to include provision of a shuttle bus link to Holyhead town centre and key tourist nodes. Travel plan to relate to temporary and legacy uses, including general public use of Penrhos, including shuttle bus/coach parking and turning. Provisions to monitor the operation of the GTP/TIS and to contain appropriate remedies for non-compliance (financial or other requirements as appropriate)	The principles outlined in the Heads of Terms are agreed. Discussions are ongoing in relation to the shuttle bus provisions and public transport enhancements to ensure they provide an optimum package.
17. Public Transport	Provision of passing places on Lon Trefignath on highway land/land in control of applicant. Provision of bus stop facilities. Applicant to enter into section 278 Agreement to deliver these.	Passing places on Lon Trefignath are to be provided by condition, bus stop facilities are to be provided as part of the Travel Plan.
18. Local employment	Provisions in relation to local employment and supply chain including providing and implementing a local employment and training plan	Agreement has been reached for providing apprenticeships during both the construction phase and operational phase of the Land and Lakes leisure use. Work placement and

	covering local recruitment and training, providing a local sourcing strategy to establish a commitment to work with local businesses and financial contribution towards the funding of apprentices during construction and operation.	training day commitments are also to be provided. Mechanisms and targets are being put in place to ensure, as far as possible, local employment provision. An officer will be funded for an 18 month period.
19. TPOs	Payment of Council's reasonable costs in relation to making new TPOs within the application site.	This is being included in the agreement.
20. Community liaison group	Creation of a liaison group to engage with the community and to input into aspects of the development affecting the community, such as the publically accessible areas.	A liaison group is to be established with membership requirements, likely to be representations from IACC, Community First and Community Councils.
21. Affordable housing	Affordable housing provision on Kingsland to be 50%. Mix and tenure to be assessed at time of provision.	The provision of 50% affordable housing or commuted sums payable in lieu.
22. Sustainable Commitments	Housing of Kingsland to achieve Code for Sustainable Homes Level 4. BREEAM Excellent to be achieved on non-residential buildings. Holiday lodges to comprise buildings and achieve a minimum of Sustainable Homes Level 3. 10% of energy levels needs of development to be provided on site and 10% target reduction in CO2 emissions.	Sustainability commitments will be provided as per the heads of terms. BREEAM excellent will be targeted with mechanisms which kick in if it not achieved.
23. Conservation Management	Establishment of a conservation management board for considering and implementing the conservation management plan.	This is to be included in the Agreement.
24. Restriction on development of phases	Restriction on leisure development as Cae Glas and Housing at Kingsland to only proceed if the sites are first used for providing construction worker accommodation in connection with Wylfa B.	This restriction is agreed.
25. Obligations re sharing facilities	Restrictions to ensure linkage between Penrhos and Cae Glas in terms of sharing facilities. Similar linkage between Cae Glas and Kingsland for worker accommodation facilities.	This restriction is agreed.
26. Conversion of nuclear worker accommodation to legacy uses	Provisions to ensure that following cessation of worker accommodation uses at Cae Glas and Kingsland, the sites are converted to the legacy leisure and housing developments respectively or restored to former condition. Financial contribution to be provided per property per annum to	Obligations have been agreed to ensure the conversions of the units to the legacy units takes place. A payment per unit has been agreed which will be placed in a fund and can be accessed by the Council in the case of default which can be used to ensure the appropriate refurbishment takes place.

	provide a fund to ensure appropriate refurbishment of the buildings takes place to allow the legacy uses.	
27. Welsh language communications	Provision of dual language signage and visitor information boards throughout the development for both public and private areas at Penrhos. Welsh language training to be made available to employees. Kingsland to provide dual language street names. Measures to attract Welsh speaking employees to the leisure developments.	There will be obligations in relation to Welsh language road names and dual signage visitor information where necessary. A financial contribution has been agreed in relation to the nuclear worker phase (10 years) and the tourism phase (5 years).
28. General Provisions	General provisions to be included such as meeting the Council's costs in drafting and negotiating the Agreement, monitoring costs provision, service of notices, carrying out of assessments as required to the satisfaction of the LPA, etc.	These are included within the Agreement.
29. Tourism obligations	Provisions in relation to the tourism proposals to require suitable collaboration to be undertaken and initiatives put in place to ensure the development is integrated with Anglesey's tourism industry. This will include requirements to consult relevant stakeholders, undertake marketing initiatives, ensure facilities are provided at Penrhos to accommodate local businesses to ensure tourism in the area is promoted and protected from the impacts of the development and to ensure appropriate provision/funding is available to facilitate the above and monitor impacts.	It has been agreed that there will be a financial contribution payable towards tourism based on the number of nuclear workers together with financial contributions towards marketing and tourism infrastructure. These contributions are designed to ensure the instructions outlined in the heads of terms are put in place. Obligations in relation to integration of local businesses will also be included. An officer will also be funded for a 1 year period.
30. Highway works	Highway works/financial contributions, if required following a cumulative assessment of the development with other relevant major developments to mitigate any impacts identified on the highway from the nuclear works accommodation. Such assessment to take place prior to occupation of the works accommodation development.	A traffic assessment is to be undertaken to identify capacity issues and consultation impacts of other major developments. A contribution will be payable if necessary to improvement works.
31. Archaeological Investigations	Provisions to ensure that suitable archaeological investigation in relation to all three sites has been undertaken and appropriate measures undertaken to preserve and/or record as appropriate.	A standard archaeological condition is to be placed on the permission. The section 106 will contain obligations in relation to access and interpretation facilities to the Scheduled Ancient Monument.

32. Urban Woodland	Provision of an urban woodland on Kingsland (landscape buffer and public access).	This is being provided with public access and visitor parking.
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4. Conditions

The previous Committee Reports in October and November 2013 provided a list of proposed headings for planning conditions. The detail of these have been worked up and the current draft of the conditions are contained in Appendix 1. Since this is a hybrid application (part outline and part full) there are separate conditions to govern each aspect.

Furthermore, the conditions are separated into those which relate to the development in its entirety and those which are relevant specific phases on each area of land the subject of the application.

5. Environmental Information

Further Environmental Information has been submitted by the applicant in the form of a number of separate reports updating the position in a number of areas. These were advertised and comments received. This information, and the responses to it does not, in the view of the Head of Planning Service, raise any issue which would materially affect the recommendation/resolution previously made. Details of the scope of the environmental information and consultation responses appear at Appendix 2.

6. Planning Policy

Inevitably there have been a number of policy developments since the original resolution was made. This includes the adoption of Supplementary Planning Guidance (New Nuclear Build at Wylfa) which is relevant to Wylfa Newydd and the associated developments such as the proposed nuclear worker accommodation at Cae Glas and Kingsland. In broad terms the SPG supports such proposals.

There has been a revised edition of PPW but the policies relevant to the Land and Lakes proposals remain materially the same. The development plan position remains unchanged although the JLDP is now going through its formal consultation.

Details of the relevant changes to planning policy since November 2013 are contained in Appendix 3, a link to the SPG is contained as a background document. It will be noted that there have been a number of changes but essentially they provide further support to the proposals. Having considered the relevant changes to planning policy, it is the view of the Head of Planning Service that there has been no material change which alters the previous recommendation/resolution.

7. Recommendation

Members are asked to note the obligations which will be secured under an agreement under section 106 of the Town and Country Planning Act 1990 which are in line with the Heads of Terms authorised by Committee on 6th November 2013. Members are also requested to note the position in relation to planning policy and the further environmental information. In light of this, Members are asked to endorse the previous resolution and authorise the Head of Planning to finalise the terms of the section 106 Agreement and conditions. Thereafter the legal agreement will be completed and the planning permission

issued.

Appendix 1 - Planning Conditions

Section A. Outline Planning Conditions - Applicable to all 3 Sites

The following Outline Planning Conditions are applicable to all 3 application sites outlined in red on the plan Enclosed as Appendix 1 of this decision notice. These planning conditions should be read in conjunction with those listed in Sections B, C, D and E below of this decision notice

Definitions:

"Cae Glas Phase 1"	Means the development of up to 315 lodges, central hub building, hotel, park and ride facility, lakeside hub comprising restaurant café, retail and bar uses, new grass football pitch and Combined Heat and Power Centre for the purposes of Nuclear Worker Accommodation during the Wylfa Newydd Construction in accordance with the Planning Permission.
"Cae Glas Phase 2"	Means the conversion of the Cae Glas Phase 1 (Nuclear Worker Accommodation) development to create a leisure village, plus the creation of a visitors centre, nature reserve and heritage centre in accordance with the Planning Permission.
"Demolition Method Statement"	Shall include a timetable, identification of building or structure (or part of) to be demolished including photographs, method of demolition including a schedule of proposed work structural reports where appropriate, protection measures of all boundary walls, trees and retained structures, sustainable disposal and re-use of materials, safeguarding of protected and other species, reinstatement measures.
"Design Guide"	<p>A Design Guide for Each "Phase" of the development which shall be submitted to and approved in writing by the local planning authority with the reserved matters for that "Phase" of the development. The Design Guide shall demonstrate how all the detailed reserved matters and all details to be submitted under conditions of planning permission 46C427K/TR/EIA/ECON in relation to the "Phase" of the development attain the standard set out in the definition of "Exemplar Development"</p> <p>The applicant shall consult with appropriate organisations in scoping the content and breadth of the Design Guide in relation to each "Phase".</p> <p>The Design Guide shall include consideration of orientation, layout, scale, materials, external finishes, existing and proposed ground, floor and other levels. It shall set out in detail of how the principles of Exemplar Development apply to development in a particular "Phase".</p> <p>The Design Guide shall be based on best</p>

	practice guidelines and shall at a minimum reflect detailed guidance in Technical Advice Note 12 Design (2014) (or any documents which amends or supersedes this guidance). In delivering Exemplar Development the Design Guide should include a section “Appraising Context” in accord with the guidance in TAN 12
“Drainage Strategy”	An indicative scheme indicating discharge points and methods of foul, surface water and land drainage disposal.
“Exemplar Development”	<p>Exceptionally high quality, sympathetic and sustainable development appropriate to the “Phase” of the development in the overall context of the landscape and the Area of Outstanding Natural Beauty (“AONB”) which contains a vision appropriate to the conservation and enhancement of the AONB and which shall have the following overarching priorities:</p> <ul style="list-style-type: none"> • Ensure a high standard of settlement design, and its visual and physical integration in relation to the “AONB”, existing communities and the countryside; • Aim to conserve and enhance the special qualities of the AONB and address any actions relevant to development in the AONB, as set out in the Anglesey AONB Management Plan; 2009 – 2014 (or any subsequent version of this plan). • Aim to conserve and enhance landscape features of soils, trees, boundaries and views which are important to character, sense of place and heritage; • Where existing settlement and landscape characteristics are positive and distinctive conserve and integrate their use within the development, but where weak or poor develop new design characteristics appropriate to the enhancement of the landscape and visual context. • Deliver an attractive multifunctional public realm, which incorporates safe movement for people, recreational opportunities, natural habitats and SuDs within Green Infrastructure; • Ensure the planning of Green Infrastructure is given high priority alongside utilitarian functions such as roads, sight lines, car parking, service runs, bin stores and lighting; • Utilise built form, landform, planting, boundaries, building/surface materials, colour, craftsmanship and traditions appropriate to the locality and development objectives; • Set out a “Landscape Strategy” informed by landscape and visual analysis to capture the priorities listed in this definition to inform the form and appearance of the development of the “Phases”. The “Landscape Strategy” shall identify “Phases” where: <ul style="list-style-type: none"> - Screening is a priority.

	<ul style="list-style-type: none"> - Integrated low key development can be accommodated; - Where place making development with high visual presence may be appropriate.
“Heritage Conservation Management Plan” (HCMP)	Means the HCMP plan submitted to the Council for its approval in accordance with condition 11 of this planning permission
“Kingsland Phase 1”	means the development of up to 320 Residential Dwellings on the Kingsland Land all to be used for the purposes of Nuclear Worker Accommodation during the Wylfa Newydd Construction in accordance with the Planning Permission.
“Kingsland Phase 2”	means the conversion of the Residential Dwellings the subject of Kingsland Phase 1 (Nuclear Workers Accommodation), on a phased basis as the Wylfa Newydd Construction workforce reduces, comprising refurbished dwellings and infrastructure in accordance with the Planning Permission
“Local Planning Authority”	means Cyngor Sir Ynys Mon / Isle of Anglesey County Council or any subsequent council following any local government re-organisation.
“Natural Stonework and Pointing”	The type, colour, size and bedding of stone, coursing, type of pointing and mortar mix.
“Nuclear Worker Accommodation”	means the units to be constructed as part of the Development of Cae Glas Phase 1 and Kingsland Phase 1 for use by Nuclear Workers working at Wylfa Newydd
“Penrhos Phase”	means a leisure village comprising up to 500 new leisure units and associated development as specified in the Planning Application
“Phase”	<p>means any one of the following phases:</p> <p>Cae Glas Phase 1; Cae Glas Phase 2; Kingsland Phase 1; Kingsland Phase 2; the Penrhos Phase; and any part thereof which forms a “Sub Phase”</p>
“Phased Ecological Plan”	means individual plans detailing the avoidance, mitigation and compensatory works for habitat and species to be prepared by the Owner for each Phase of the Development
“Phasing Plan”	means a plan to be submitted to and approved by the Council as part of a Reserved Matters application and any subsequent amended plan approved by the Council under a Reserved Matters application
“Public Realm Strategy”	means a framework that sets out the vision to ensure a cohesive approach for the future improvement, maintenance and management of the public spaces in the development.

“Reserved Matters”	means reserved details submitted to the Council in respect of each Phase (or any part thereof) for approval as defined in Condition 1
“Standard”	The size of a tree which shall have a minimum girth at 1 metre in height of between 8 to 10 cm and a height from ground of between 2,5 to 3 metres as set out in “BS 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations” (February 2014) (or any subsequent version which supersede or updates this British Standard)
“Sub Phase”	Means any of the sub component parts of any “Phase” (together with the relevant associated Open Space and infrastructure). This definition does not apply to the provisions of condition (20) Advanced Planting where “Phase” as defined above will be applicable.
“Wildlife Conservation Management Plan”	Means a plan to be prepared which shall detail the methods to introduce promote maintain and enhance the ecological and wildlife areas identified within the plan

1. Approval of the details of the appearance, landscaping, layout and scale (hereafter called “the Reserved Matters”) for each “Phase” of the development as listed below shall be obtained in writing from the Local Planning Authority before any development in that “Phase” as listed below is commenced:

- The “Nuclear Worker Accommodation” at Cae Glas “Cae Glas Phase1”
- The “Nuclear Worker Accommodation” at Kingsland “Kingsland Phase 1”
- The proposed leisure development at Penrhos Coastal Park “Penrhos Phase”

Reason: The application is for outline planning permission.

2. The first application for the approval of Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 3 years beginning with the date of this permission. Subsequent application(s) for the approval of Reserved Matters shall be made to the Local Planning Authority not later than the expiration of 10 years beginning with the date of this planning permission.

Reason: In granting a period in excess of the provisions of Section 92(2) of the Town and Country Planning Act 1990 regard has been had to the development plan and to the nature of the Development i.e. this is a phased development part of which is contingent on a use as “Nuclear Worker Accommodation” in connection with the proposed new nuclear power station known and Wylfa Newydd

3. The development hereby permitted shall commence no later than whichever is the later of the following dates:
 - the expiration of 5 years from the date of the grant of this permission; or
 - the expiration of 2 years from the date of the approval of the first Reserved Matters application to be approved.

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

4. As part of the Reserved Matters application(s) for each “Phase” of the development as listed in Condition 1 above a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority for that phase of the development. The Phasing Plan shall provide a timetable for the sequential implementation, completion and occupation/use of all areas and components and associated facilities,

services, roads, landscaping and any other associated elements forming the Reserved Matters application. The sequence of the implementation and completion of the development subject to the Reserved Matters application shall be in accordance with the details to be approved under the provisions of this condition.

Reason: To ensure that the sequences and timescales for completion of each phase of the development take place in a satisfactory manner.

5. The development hereby permitted shall be carried out strictly in accordance with the following approved plans:

Drawing Title:	Drawing Number:	Revision:
Red Line Boundary –Composite Plan	PL1114.P.RL100	C
Penrhos Parameter Plan – Land Use	PL1114.P.PP101	C
Cae Glas – Parameter Plan – Land Use	PL1114.CG.PP101	B
Kingsland Parameter Plan – Land Use	PL1114.K.PP101	B
Building Heights Penrhos	908	I
Building Heights Cae Glas	911	E
Building Heights Kingsland	909	C
Penrhos Parameter Plan - Advanced Planting	PL1114.P.PP102	C
Cae Glas – Parameter Plan – Advanced Planting	PL1114.CG.PP102	C
Kingsland Parameter Plan – Advanced Planting	PL1114.K.PP102	C
Proposed Roundabout Access	90145_TA_100	E
Cae Glas Access	90145/TA101	A
Kingsland Road Proposed Layout – Option A	90145/002	B
Scale Parameters Key Plan	020	
Scale Parameter Schedule	913	

Reason: To ensure a satisfactory form of development.

6. The Reserved Matters applications and information submitted to discharge conditions of this planning permission for each “Phase” of the development hereby permitted shall be accompanied by information demonstrating that the development proposed by the Reserved Matters application falls within the ambit of the Environmental Statement (hereby approved), that all updates to surveys have been undertaken. Reserved matters applications shall also demonstrate that all relevant planning conditions of this planning permission are being complied with in the “Phase” of the development to which they relate. The detail to be submitted under the provisions of this condition shall be approved in writing by the local planning authority prior to the submission of the Reserved Matters application for each “Phase” and shall thereafter be submitted with the relevant Reserved Matters application for each “Phase”.

Reason: To ensure that the Environmental Statement is updated if required and that the reserved matters applications fall within the parameters of the assessed environmental impacts.

7. The Reserved Matters applications for each “Phase” of the development hereby permitted shall be accompanied by a “Design Guide” demonstrating that the development complies with the definition of “Exemplar Development”. Information submitted to discharge conditions of this planning permission shall accord with the Design Guide for the “Phase” of the development to which it relates.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the statutorily protected landscape.

8. The detailed reserved matters for each Phase shall demonstrate how that Phase of the Exemplar Development aims to conserve and enhance the AONB, with reference to the following: .
- Landscape and Visual Impact Assessment approved under the provisions of planning permission 46C427K/TR/EIA/ECON and any update thereof in relation to the “Phase” of the development subject to the reserved matters.
 - The Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan 2009 – 2014 (or any plan which updates or supersedes this plan)

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the statutorily protected landscape.

9. The Detailed reserved matters and other matters to be submitted under conditions of this planning permission shall also, as a minimum, include consideration of
- Protection, conservation and enhancement of ecological and landscape interest and features
 - Consideration of the public realm and encouragement of public access and amenity particularly by deprived communities and the disabled.
 - Preservation and sensitive re-use of the Historic Environment
 - Demonstrate how the detailed reserved matters comply with development plan and other material planning policies and designations current at the time.
 - Demonstrate how detailed reserved matters comply with all relevant statutory legislative requirements and designations.
 - Natural Resource Management Plans (NRW to define).
 - Phased Ecological Plans.
10. Reason: To safeguard and enhance landscape, ecology, public amenity and accessibility and the historic environment and to ensure a sustainable form of development. The palette of materials to be used in the development shall include indigenous sustainable materials which shall include where appropriate a local natural stone and a local natural mineral slate or natural stone/slate of equivalent colour texture and weathering characteristics, which aims to conserve and enhance the AONB.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the statutorily protected landscape.

11. The HCMP shall identify and set out:
- a description of the significance of the heritage assets affected;
 - a description of the contribution of their setting to that significance,
 - and an assessment of the impact of the proposal on the significance of the heritage asset.
 - a timetable for implementation thereof.

The significance of all heritage assets includes their grounds, boundaries and settings. It shall details how the significance will be preserved and enhanced in the reserved matters applications (and all other associated applications), alterations and repairs, use, interpretation and management of the heritage

asset. The HCMP shall define and engage all relevant stakeholders. It shall contain detailed provisions for implementation, alteration/repairs, monitoring and review.

Reason: To ensure that heritage asset, its setting and any features of special architectural or historic interest are safeguarded and enhanced.

12. The Reserved Matters applications for each “Phase” of the development hereby permitted shall be accompanied by an update of the Landscape and Visual Impact Assessment submitted in connection with the planning permission hereby approved, which shall be specific to the “Phase” of the development to which it relates and which shall accord with the third edition Guidelines for Landscape and Visual Impact Assessment (April 2013) Landscape Institute (or any subsequent versions of these guidelines).

Reason: To ensure that the development aims to conserve and enhance the statutorily protected landscape.

13. A “Public Realm Strategy” for each “Phase” of the development detailing the materials, treatments, hard and soft landscaping, full details of interpretation information and the management arrangements and a timetable for the implementation thereof of all the public areas for that “Phase” shall be submitted to and approved in writing as part of the reserved matters by the Local Planning Authority before development of the “Phase” is commenced. The public realm strategy for that “Phase” of the development shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition and for the duration of the development hereby approved.

Reason: In the interests of the amenities of open and other spaces within the development and to enhance the Area of Outstanding Natural Beauty.

14. As part of the reserved matters the stand-off distances from utilities infrastructure for each “Phase” of the development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that “Phase” of the development. The implementation of each subsequent “Phase” of the development shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition.

Reason: To ensure adequate protection of statutory undertakers' assets and services provided.

15. As part of the reserved matters of each “Phase” a Preliminary Construction Environmental Management Plan (“CEMP”) for that “Phase of the Development” shall be submitted to and approved in writing by the Local Planning Authority. Subsequently prior to commencement of that ‘Phase of the Development’ a Detailed CEMP shall be submitted and approved in writing by the Local authority. The Detailed CEMP shall include general environmental provisions relating to the construction of the development and, as a minimum, will include detail on:

- the sustainability [of the construction methods to be employed];
- working hours during the construction phase;
- residential and general public amenity impact and any proposed mitigation;
- convenience and safety measures;
- parking arrangements associated with construction;
- loading/unloading requirements;
- location of storage areas;
- dirt and dust control measures and mitigation which shall include measures to prevent damage to retained vegetation;
- noise, vibration and pollution control impacts and mitigation;
- water quality and drainage impacts and mitigation;
- waste management;
- arboriculture impacts and mitigation in accord with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations (April 2012) (or any subsequent version which supersedes or updates this British Standard) which shall accord with the details to be approved under condition 25;
- bio-security relating to protected and other species and impacts on the Site of Special Scientific Interest (SSSI) and mitigation; monitoring and compliance measures including corrective/preventative actions with targets in the CEMP which shall accord where relevant with

British Standards (BS);

- The CEMP for each “Phase” of the development shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition for the duration of the construction period of the “Phase” to which it relates.

Reason: To safeguard against any impact the construction phase of the development may have on the environment, landscape, local ecology and local amenity and to ensure that accidental damage does not occur to the tree(s) during building operations

16. As part of the reserved matters of each “Phase” of the development, a Preliminary Construction Traffic Management Plan (“CTMP”) for that “Phase” of the development shall be submitted to and approved in writing by the Local Planning Authority. Subsequently prior to commencement of that ‘Phase of the Development’ a Detailed CTMP shall be submitted and approved in writing by the Local authority. The approved measures shall be implemented and adhered to during the entirety of the construction period for each Phase except insofar as any variation to the CTMP has been approved in writing by the Local Planning Authority. The CTMP shall, as a minimum, include detail of:

- (i) the means of transportation of plant, equipment and materials associated with the construction of the development and the access to and egress from the site from / to the highway;
- (ii) specification of haul route(s) and of any temporary signage to be provided to identify the route for construction traffic and measures to promote its safe use;
- (iii) identification of the routing strategy and procedures for the notification and conveyance of any indivisible “out of gauge” loads. This includes any necessary measures for the temporary protection of carriageway surfaces; for the protection of statutory undertakers’ plant and equipment; and for the temporary removal and subsequent replacement of street furniture;
- (iv) description of the arrangements to be made for on-site parking for personnel working on the site and for visitors; and
- (v) proposals for communicating information relating to the CTMP to the Local Planning Authority.

Reason: To minimise danger, obstruction and inconvenience to users of the highway for the duration of the construction phases of the development and to promote highway safety.

17. As part of the reserved matters for each “Phase”, a “Phased Ecological Plan” for that “Phase” of the development, which shall accord with the details to be submitted to and approved in writing by the Local Planning Authority under Condition 4 of this planning permission, shall be submitted to and approved in writing by the Local Planning Authority. Each “Phased Ecological Plan” shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition.

Reason: To safeguard and enhance the ecology on site, protected and other species.

18. Prior to the commencement of the development of each “Phase” of the development a Soil Management Plan (“SMP”) for that “Phase” of the development detailing the soil excavation, handling and storage shall be submitted to and approved in writing by the Local Planning Authority. Each SMP should identify strategies for waste minimisation, pollution prevention and restoring areas disturbed during construction. The SMP for each “Phase” of the development shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition.

Reason: To safeguard the soil structure on the application site.

19. As part of the reserved matters for each “Phase”, full details of all acoustic barriers and fencing for that “Phase” of the development and a timescale for the implementation thereof shall be submitted to and approved in writing by the Local Planning Authority. The acoustic barriers for each “Phase” of the development shall thereafter be implemented and adhered to strictly in accordance with the details approved under the provisions of this condition.

Reason: In the interest of the amenities of occupants of the development and the amenities of the area and to enhance the tranquillity of the Area of Outstanding Natural Beauty.

20. As part of the reserved matters for each “Phase”, full details including external details of all the refuse

storage for that “Phase” of the development and a timescale for the implementation thereof shall be submitted to and approved in writing by the Local Planning Authority. The refuse storage for each “Phase” of the development shall thereafter be implemented and retained in accordance with the details approved under the provisions of this condition.

Reason: To ensure a satisfactory appearance to the development and conserve the Area of Outstanding Natural Beauty.

21. A) As part of the reserved matters of each “Phase” full details of all demolition, which shall include a written scheme of investigation for that “Phase” of the development, shall be submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a. The programme and methodology of site investigation and recording
 - b. The programme for post investigation assessment
 - c. Provision to be made for analysis of the site investigation and recording
 - d. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e. Provision to be made for archive deposition of the analysis and records of the site investigation
 - f. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

B) No demolition or development of a “Phase” shall commence other than in accordance with the Written Scheme of Investigation approved under the reserved matters for that “Phase” of the development.

C) The development of a “Phase” shall not be occupied until the site investigation and post investigation assessment for that “Phase” has been completed in accordance with the programme set out in the Written Scheme of Investigation for that phase approved under the reserved matters and the provision made for analysis, publication and dissemination of results and archive deposition has been secured in accord with the provisions of this condition.

Reason: To safeguard and to record any archaeological evidence that may be present on the site.

22. Prior to commencement of each “Phase” full details of all external materials and finishes (which shall include all building, engineering operations and works associated with the development) which shall accord with the approved Design Guide for that “Phase” of the development and which shall include colours, construction details (where appropriate) and methods for that “Phase” of the development shall be submitted to and approved in writing by the Local Planning Authority. The details approved under the provisions of this condition shall be implemented in full and adhered to strictly in accordance with the details approved under the provisions of this condition.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the statutorily protected landscape.

23. As part of the reserved matters the “Proposed Advance Planting” denoted on drawing numbers PL1114.P.PP102, PL1114.CG.PP102 and PL1114.K.PP102 [complying with the standards set out in “BS 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations” (February 2014) and BS 3936-4:2007- Nursery stock. Specification for forest trees, poplars and willows (or any subsequent versions which supersede or update these British Standards)] for that “Phase” of the development shall be submitted to and approved in writing by the Local Planning Authority. The Proposed Advanced Planting scheme shall be of a local provenance (303), or an appropriate UK provenance or trans-located from a “Phase” of the development and shall include “Standard” or multi-stem trees and shall show the proposed planting including the phasing and timetable thereof, including species, size and density and distinguish those trees to be retained showing their species, spread and maturity together with measures for their protection and monitoring in the course of development and within a period of ten years from planting. The details to be submitted under the provisions of this condition shall also include full existing and proposed ground re-profiling and mounding works to an Ordnance Survey Bench mark(s) (datum point(s)). The approved details shall be implemented in accordance with the phasing and timetable approved in writing under the provisions of the reserved matters.

Reason: In the interests of the visual amenity of the locality and the statutorily protected landscape

24. Any trees or shrub which forms part of the approved "Proposed Advance Planting" which within a period of ten years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

Reason: In the interests of visual amenities of the locality and the statutorily protected landscape

25. As part of the Reserved Matters a scheme of "General Landscaping and Tree Planting" [complying with the standards set out in "BS 8545: 2014 Trees: from nursery to independence in the landscape – Recommendations" (February 2014) and BS 3936-4:2007- Nursery stock. Specification for forest trees, poplars and willows and BS 4428:1989 - Code of practice for general landscape operations (excluding hard surfaces) (or any subsequent versions which supersede or updates these British Standards)] for that phase of the development (the provisions of this condition exclude "Proposed Advance Planting") and which shall provide for the retention of existing trees and hedges has been submitted to and approved in writing by the Local Planning Authority as part of the Reserved Matters. The General Landscaping and Tree Planting" scheme shall show the proposed planting which shall be of a local provenance (303), or an appropriate UK provenance or trans-located from a "Phase" of the development, it shall include full details of the species, size and density and distinguish those trees and hedges to be retained showing their species, spread and maturity together with measures for their protection and monitoring in the course of development and within a period of five years from planting. The approved new planting shall be implemented no later than the first planting season after the occupation of the buildings or completion of the development, whichever is the sooner. The approved protection measures shall be implemented prior to the commencement of development.

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

26. Any trees or shrub which forms part of the approved "General Landscaping and Tree Planting" which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.

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

27. The Reserved Matters for each "Phase" shall include a survey and an Arboricultural Method Statement complying with "BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations" (April 2012) (or any subsequent version which supersedes or updates this British Standard) for that phase. The design, layout, materials and specification of the development for each "Phase" shall provide for the retention of significant trees, groups and woodlands which shall be in accord with the principles set out in:

- "BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations" (April 2012) (or any subsequent version which supersedes or updates this British Standard).
- Arboriculture Impact Assessment: Outline Application TEP (May 2013).
- Woodland Methodology & Notational Woodland Strategies (April 2013) Planit.

Reason: To retain and safeguard significant trees in the interests of the visual amenity of the locality.

28. As part of the reserved matters full details of the proposed slab levels of the buildings and ground modelling in relation to the existing and proposed levels of the site and the surrounding land shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the levels approved under the provisions of the reserved matters.

Reason: To ensure a satisfactory form of development.

29. As part of the reserved matters for each "Phase" of development, full details including external materials and colours, construction specifications of any engineered gradients, batters, bunds, all retaining walls and structures, bridges and any associated engineering works for that "Phase" of the development, shall

be submitted to and approved in writing by the Local Planning Authority. No Phase of the development shall commence until a suitably qualified engineer's report for all engineered gradients, batters, bunds, all retaining structures and bridges and any associated engineering works associated with that Phase has been submitted to and approved in writing by the local planning authority. The details approved under the provisions of this condition shall be implemented in full and adhered to in the implementation of the development.

Reason: To ensure that the development is undertaken in a safe manner and to ensure a satisfactory appearance of the development.

30. As part of the reserved matters for each "Phase" of development, full details of any structures, cabling and any associated apparatus forming part of the Lighting Scheme for that "Phase" of the development shall be submitted to and approved in writing by the Local Planning Authority. Prior to occupation of each "Phase" of the development full details of a Lighting Scheme for that "Phase" of the development shall be submitted to and approved in writing by the Local Planning Authority and shall include the design, specification, methodology for installation and lighting times (including duration) in the Lighting Scheme which shall have full regard to statutory and other protected species, the Anglesey Area of Outstanding Natural Beauty (AONB), light pollution of night skies, residential properties and the sustainability credentials of the development hereby approved. The details approved under the provisions of this condition shall be implemented in full and adhered strictly in accordance with the provisions of this condition.

Reason: To safeguard the amenities of the area and of occupants of neighbouring dwellings, to safeguard protected and other species and to conserve the Area of Outstanding Natural Beauty (AONB) and to ensure a sustainable form of development.

31. As part of the reserved matters for each "Phase of development, a "Drainage Strategy" for that "Phase" of the development shall be submitted to and approved in writing by the Local Planning Authority. No development of each "Phase" of the Development shall commence until detailed designs for foul surface water and land drainage schemes for the development of that "Phase" (which shall accord with the provisions of Condition 4 to be approved under the provisions of this planning permission) has been submitted to and approved in writing by the Local Planning Authority. The approved schemes shall be completed prior to the use of any part of the development on the "Phase" to which it relates. The schemes to be submitted shall show foul drainage being connected to the public sewerage system. It shall also include for the connection of all existing buildings on "Cae Glas Phase 1" and the "Penrhos Phase" to the public sewer where agreed in writing with the Local Planning Authority.

Reason: To ensure that effective drainage facilities are provided for the development and that no adverse impact occurs to the environment or to properties adjacent to the development.

32. Details of the Sustainable Urban Drainage Systems (SuDS Scheme) to be submitted pursuant to Condition 31 above and shall be based on the drainage principles set out in the Flood Consequences Assessment Report (Capita Symonds, 2012) hereby approved. Where a SuDS Scheme is to be implemented for any "Phase" of the development, the details for that "Phase" shall be submitted to the Local Planning Authority for approval and shall :
- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii. specify a timetable for the implementation of the SuDS Scheme; and
 - iii. provide a management and maintenance plan for the lifetime of the "Phase" (or part thereof) of the development to which it relates including any associated drainage system or infrastructure required to service each "Phase" (or part thereof) of the development, and ensuring that the following provisions are included in the plan:
 - a. the arrangements for adoption by any public authority or statutory undertaker or other arrangements to secure the operation of the scheme throughout its lifetime; and
 - b. the maintenance arrangements shall include monitoring for any ecology (having regard also to the relevant "Phased Ecological Plans") present and a methodology to protect identified ecology as part of the management and maintenance plan.

Reason: To ensure that effective drainage facilities are provided for as part of the development and that no adverse impact occurs to the environment or adjacent properties and to ensure satisfactory storage /disposal of surface water from the development. Also to safeguard and to enhance ecological interest and protected species.

33. 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.

34. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system.

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

35. Foul and surface water discharges shall be drained separately from the application sites.

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

36. As part of the reserved matters a for each "Phase", a site investigation scheme for that "Phase" based on the provision of information for a detailed assessment of the risk of contamination to all receptors, an options appraisal and remediation strategy giving full details of the remediation measures required and their implementation, long term monitoring and maintenance plan for contaminants shall be submitted to the Local Planning Authority for its approval in writing. The details approved under the provisions of the reserved matters shall be implemented in full and thereafter adhered to.

Reason: To ensure that any contamination present on the site or as part of any Phase is satisfactorily remedied.

37. There shall be no occupation or use of any "Phase" of the development affected by contaminants identified in condition 36 shall occur until a verification report demonstrating completion of the works set out in the approved remediation strategy for that "Phase" of the development has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any contamination present on the site or as part of any Phase is satisfactorily remedied.

38. As part of the reserved matters for each "Phase", full details of existing traditional agricultural landscape and other features which are to be retained (this shall include hedges, cloddiau, dry and other stone walls, existing path and roadside verges) shall be submitted to and approved in writing by the local planning authority. No development of any "Phase" of the development shall commence until a Management, Repair and Maintenance plan which shall include a timetable for the implementation thereof for these existing traditional agricultural landscape and other features for the lifetime of the development of that "Phase" of the development has been submitted to and approved in writing by the Local Planning Authority. The Management, Repair and Maintenance plan of existing dry stone walls shall use local natural stone or a stone of equivalent colour texture and weathering characteristics and shall include provision for ecological enhancement and protection measures. The management and maintenance plan(s) to be approved under the provisions of this condition shall be carried out in accordance with the approved scheme and any timetable therein.

Reason: To ensure that the development retains and safeguards structures and landscape features in the interests of visual amenity, ecological and historical grounds.

39. Where the need for a protected species licence is identified for a specified activity / development associated with a "Phase" of the development, that specified activity / development within that "Phase" of the development shall not begin until the Local Planning Authority has been provided with and has confirmed in writing that either:

- a) a licence issued by [the relevant licensing body] pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 (as amended) (or any Regulations revoking or re-enacting these Regulations) authorising the specified activity/development to go ahead; or

- b) a statement in writing from the relevant licensing body to the effect that a protected species license is not required for that specified activity / development to go ahead.

Reason: To help ensure compliance with the Habitat Regulations (2010)

40. Prior to the commencement of each “Phase” of the development including demolition, ground works and vegetation clearance no development shall take place until an Ecological Monitoring Strategy for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The purpose of the Ecological Monitoring Strategy shall be to monitor and mitigate the impacts of the development in the short and long term on habitats and species considered to be of ecological interest for each “Phase” of the development. Results shall be informed by the “Phased Ecological Plans” specified in Condition 17. The content of the Ecological Monitoring Strategy shall include the following:
- a. aims and objectives of monitoring to match the stated purpose;
 - b. confirmation of adequate baseline conditions prior to the start of development;
 - c. appropriate success criteria, thresholds, adverse factors, triggers and targets against which the effectiveness of the various conservation measures being monitored can be judged;
 - d. methods of data gathering and analysis;
 - e. surveillance undertaken to monitor and mitigate the impacts of incidental capture/killing;
 - f. location of monitoring;
 - g. timetable for the implementation thereof and subsequent monitoring provision for the duration of the use of that “Phase” of the development hereby approved which shall remain in full force and effect for so long as the development hereby approved remains in use;
 - h. timing and duration of monitoring which shall be submitted to and approved in writing by the Local Planning Authority at intervals identified in the Ecological Monitoring Strategy or at the written request of the Local Planning Authority;
 - i. responsible persons and lines of communications;
 - j. review, dissemination and where appropriate, publication of results and outcomes; and
 - k. provision for corrective actions to be agreed in writing with the Local Planning Authority and implemented within set timescales where the monitoring indicates that the provisions of criterion a) and b) are not being met.

Reason: To ensure there is no detriment to the conservation status of habitats and species and that the results of mitigation and compensation measures are suitably monitored.

41. Prior to the occupation of any “Phase” of the development a schedule detailing the hours and days of operation (including bank holidays and any delivery times as appropriate) for the operational use of that “Phase” of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The “Phase” of the development shall thereafter not be used except between the times and days approved under the provisions of this condition.

Reason: To safeguard the amenity of the area.

42. The “Penrhos Phase” and “Cae Glas Phase 2” shall only be used as a holiday leisure village and ancillary uses.

Reason: To define the scope of the planning permission and ensure that inappropriate uses do not take place in the locality.

43. As part of the reserved matters full details of a scheme indicating all the proposed means of enclosure around and within the “Phase” shall be submitted to and approved in writing by the Local Planning Authority. Natural dry stone walls (including a method statement for the construction thereof) or other traditional agricultural landscape features shall where determined in the Design Guide be used in connection with the “Phase”. Any stone proposed shall be of a local natural stone, or a stone of equivalent colour texture and weathering characteristics. The means of enclosure approved under the provisions of this condition shall be erected prior to the use of the “Phase” to which it relates or any other date as maybe agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

44. Any stone proposed to be used in connection with a “Phase” of the development hereby approved (including the repair of any existing “Natural Stonework and Pointing” and under the provisions of any other condition of this planning permission) shall be of a local natural stone, or a stone of equivalent colour texture and weathering characteristics. No Phase of the development shall commence until samples of the stone and full construction details of all the “Natural stonework and Pointing” proposed to be used in the “Phase” of the development (including that required under other conditions of this planning permission) has been submitted to and approved in writing by the Local Planning Authority. The Natural Stonework and Pointing to be approved under the provisions of this condition shall where specified in writing by the Local Planning Authority be provided in a sample panel prior to being approved in writing under the provisions of this condition. The approved stone, Natural Stonework and Pointing shall be constructed in accordance with the approved details.

Reason: In the interests of visual amenities of the locality also to ensure that the development conserves and enhances the Area of Outstanding Natural Beauty.

45. As part of the Reserved Matters for a Phase, a preliminary ‘Ponds and Water Bodies Strategy’ containing information on the location, size including cross sections and function of all proposed water bodies shall be submitted and approved in writing by the local planning authority. No development of any “Phase” shall commence until full details of the hydrological, geotechnical and engineering details of all ponds and other water bodies (which shall be informed by objectives of the Sustainable Urban Drainage Systems SuDs Scheme (condition 31) “Phased Ecological Plans” and the “Wildlife Conservation Management Plan”, including Woodland elements thereof) for that Phase of the development, has been submitted to and approved in writing by the Local Planning Authority. The development and other works shall be carried out in accordance with the approved details and a timetable for the implementation thereof.

Reason: For the avoidance of doubt and to safeguard and enhance landscape features, ecology for amphibians, birds and any protected species.

46. No Phase of the development shall commence (including ground works, site clearance) until a method statement for protected species for that phase of the development has been submitted to and approved in writing by the local Planning authority. The content of the method statement shall include the:
- a) purpose and objectives for the proposed works;
 - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of material to be used) including reasonable avoidance measures that include construction of temporary barrier fencing and relocation of species from working areas;
 - c) extent and location of proposed works shown on appropriate scale maps and plans;
 - d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
 - e) persons responsible for implementing and assessing the works;
 - f) measures undertaken to prevent or reduce incidental capture/killing post construction or development;
 - g) aftercare and long term maintenance; and
 - h) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and timetable therein.

Reason: To ensure there is no detriment to the favourable conservation status of European Protected Species, and that a proper baseline has been established to monitor the results of mitigation and compensation measures.

47. No Phase of the development shall commence until details of reasonable avoidance measures designed to prevent the incidental capture/killing of amphibians and reptiles for that phase of the development have been submitted to and approved in writing by the Local Planning Authority. These details shall include:
- a) measures to be undertaken during development; and
 - b) measures to be incorporated in the development including the design and implementation of amphibian friendly surface water management systems.

The works shall be carried out strictly in accordance with the approved details

Reason: To ensure there is no detriment to the favourable conservation status of European Protected Species and to safeguard other protected species.

48. As part of the reserved matters of each “Phase”, an Area of Outstanding Natural Beauty (AONB) Landscape Strategy for that “Phase” of the development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall contribute to the objectives, policies and management requirements of Isle of Anglesey’s AONB Management Plan 2009-2014 (or any subsequent version of this plan)), positively respond to the special qualities and views of that part of the AONB and ensure linkages to other parts of the AONB are provided. The details approved under the provisions of this condition shall be implemented in full and adhered to strictly in accordance with the details approved under the provisions of the reserved matters.

Reason: To ensure that the development conserves and enhances the AONB.

49. Prior to commencement of development of any Phase or part of that Phase, the applicant, or their agents or successors in title, shall secure agreement from the Local Planning Authority of a written scheme of historic environment mitigation which shall be submitted by the applicant and approved by the local planning authority. Thereafter, the programme of work shall be fully carried out in accordance with the requirements and standards of the approved written scheme.

Reason: To secure the provision of an archaeological excavation and recording of remains.

50. No “Phase” of the development shall commence until a scheme for the retention, enhancement and translocation of existing ground flora including a timetable for the implementation thereof and which shall accord with the provisions of the Penrhos Leisure Village Phase 1 Habitat Survey 2014 (or any subsequent version of this document) has been submitted to and approved in writing by the Local Planning Authority. The development and other works covered by the scheme to be approved under the provisions of this condition shall be carried out in accordance with the approved scheme and timetable.

Reason: To safeguard and mitigate ecological impacts.

51. No “Phase” of the development shall commence until a scheme for eradication of invasive plant species including a timetable for the implementation thereof and which shall accord with the provisions of the Penrhos Leisure Village Phase 1 Habitat Survey 2014 (or any subsequent version of this document) has been submitted to and approved in writing by the Local Planning Authority. The development and other works covered by the scheme to be approved under the provisions of this condition shall be carried out in accordance with the approved scheme and timetable.

Reason: To safeguard and enhance the ecology of the area.

Section B – Outline Planning Conditions - Penrhos Coastal Park, London Road, Holyhead

The following outline planning conditions are applicable to the “Penrhos Phase” of the development only which is defined in the definitions forming part of this decision notice and delineated with green hatching on the plan enclosed as Appendix 2 to this decision notice. They should be read in conjunction to the general outline planning conditions listed in Section A. of this decision notice which is applicable to all 3 sites.

52. No demolition (including any boundaries or walls) shall commence until a Demolition Method Statement for that building and other structure to be demolished including a timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The development and other work included in the Demolition Method Statement shall be carried out in accordance with the approved details and timetable and only buildings and structures approved in the Demolition Method Statement shall be demolished.

Reason: To ensure that the method of demolition and restoration of the site are acceptable. To ensure due account can be taken of relevant “Phased Ecological Plans” (condition 17), and, where relevant, any

protected species present.

53. As part of the Reserved Matters application full constructional and other detail of the standard and specification of the proposed relocated football pitch and associated facilities (which shall accord with Fields in Trust "Planning and Design for Outdoor Sport and Play" (2008) and "Design and Maintenance of Outdoor Sports Facilities" (2004) or any documents which updates or supersedes these documents) to replace the existing provision at Penrhos Coastal Park shall be submitted to and approved in writing by the Local Planning Authority. The development and other works to be approved under the provisions of this condition shall be carried out in accordance with the approved details.

Reason: To ensure that satisfactory form of development.

54. As part of the reserved matters full details constructional details of the standards and specifications of the proposed relocated cricket pitch and associated facilities (which shall accord with Fields in Trust "Planning and Design for Outdoor Sport and Play" (2008) and "Design and Maintenance of Outdoor Sports Facilities" (2004) or any documents which updates or supersedes these documents) to replace the existing provision at Penrhos Coastal Park including a timetable for implementation thereof has been submitted to and approved in writing by the Local Planning Authority. The development details to be submitted shall accord with the location of the development in the "Green Wedge". The development and other works to be approved under the provisions of this condition shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory form of development in the Green Wedge.

55. As part of the Reserved Matters a "Flood Management Plan" for that phase of the development including a timetable for implementation thereof has been submitted to and approved in writing by the Local Planning Authority. The works covered by the scheme shall be carried out in accordance with the approved scheme and timetable. The "Flood Management Plan" shall make arrangements for the evacuation of the "Phase" of the development in the event of tidal flooding.

Reason: To ensure that flood consequences have been adequately assessed and mitigated

56. As part of the Reserved Matters all existing culverts and pipes shall be identified and a preliminary 'Culvert and Pipe Management Plan' shall be submitted and approved in writing by the local planning authority. No development of a Phase of the development shall commence until a detailed "Culvert and Pipe Management Plan" for that phase of development including a timetable for implementation thereof has been submitted to and approved in writing by the Local Planning Authority. The detailed "Culvert and Pipe Management Plan" shall provide full details of all existing culverts and piped drainage arrangements and make provision for clearing, maintaining and where appropriate opening up any appropriate existing culverts and piped drainage arrangements. The development and other works covered by the scheme to be approved under the provisions of this condition shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure the effective operation of culverts and pipes to reduce the risk of flooding. Also to safeguard and enhance ecological interest and protected species, and also taking due account of relevant "Phased Ecological Plans".

57. As part of the reserved matters full details of badger sett creation and closure including a timetable for such creation and closure for each Phase of the development shall be submitted to and approved in writing by the Local Planning Authority. An electronic copy of the submitted details will be provided with any confidential badger information redacted for the purposes of public consultation. The development and other works covered by the scheme shall be carried out in accordance with the approved scheme and timetable.

Reason: To safeguard and mitigate the impacts on a protected species.

58. In the event that Combined Heat and Power plant(s) "CHP" is to be developed and as part of the reserved matters, full details of the CHP shall be submitted to and approved in writing by the Local Planning Authority. The details to be approved in writing under the provisions of the reserved matters shall include a full air quality assessment and subsequent monitoring provision including a timetable thereof and

calculations for chimney height(s). The development and other works covered by the scheme shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure a satisfactory appearance of the development and that there will not be a significant negative impact on air quality objectives.

59. As part of the reserved matters full details and a timetable of gabion repairs and other mitigation required in the Flood Consequences Assessment (Capita Symonds, 2012) for that phase of the development, shall be submitted to and approved in writing by the Local Planning Authority . The development and other works covered by the scheme shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure that the potential consequences of a flooding event are mitigated against

60. No development of the Penrhos Phase of development shall commence until a scheme of measures to ensure that the Coastal Path and other Public Rights of Way and Cycle Route(s) for that phase of development remain usable during the construction period, these measures shall include publicity, notification of measures and a timetable thereof which shall be submitted to and approved in writing by the local planning authority. The details approved under the provisions of the condition shall be implemented and the measures therein strictly adhered to for the duration of the construction of the development hereby approved.

Reason: To minimise inconvenience to footpath users and in the interests of public safety.

61. As part of the reserved matters a scheme showing details of all private access ways in that phase of development shall be submitted to and approved in writing by the local planning authority. The development and other works covered by the scheme shall be carried out in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development.

62. Details shall be provided as part of the Reserved Matters of all parking, turning loading/unloading areas. These shall be laid out prior to the use of the "Phase" (or part thereof) of the development to which it relates and shall thereafter be retained for these purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

63. No development of each Phase of the development shall commence until a scheme showing details of surface water disposal from the private access ways and parking areas, to include where applicable full specification(s) of fuel interceptors or alternative SuDs system which shall be provided at an appropriate capacity, for that phase of the development shall be submitted to an approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall refer to and complement the details to be approved under the provisions of conditions 31 and 32 of this planning permission. The surface water disposal from the private access ways and parking areas shall be completed and operational in accordance with the details and timetable to be approved under the provisions of this condition.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or adjacent properties and to ensure satisfactory storage of/disposal of surface water from the development.

64. As part of the reserved matters, details to be submitted in writing for the Boathouse and Bathing House shall specify the finished floor level(s) for the Boathouse and Bathing House as identified on the plans hereby approved and which shall be set at a minimum level of 4.8m AOD.

Reason: To reduce the risk of flooding to the proposed development in accord with Technical Advice Note 15: Development and Flood Risk.

65. Notwithstanding the means of access from London Road as shown on the Proposed Roundabout Access

plan (dwg ref 90145_TA_100 Rev E) hereby approved, prior to commencement of this phase of the development full design and construction details of the access shown on the approved drawing shall be submitted to and approved by the Local Planning Authority. The scheme shall include as a minimum, full engineering details of the access onto the highway from that part of the site, visibility splays, a timetable for the implementation of the access, pedestrian crossing facilities, construction materials, levels, gradients, surface water drainage, lighting, historical features, existing hedges, trees and linear features such as walls and landscaping, including all necessary and proposed alterations to the existing highway. The works shall be carried out in accordance with the approved scheme and timetable.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access and ensure adequate inter-visibility. To ensure that the development retains and safeguards structures and landscape features in the interests of visual amenity, ecological and historical grounds.

Section C – Full Planning Permission - Bailiffs Tower, Outbuilding at Penrhos Home Farm and Beddmanarch House at Penrhos Coastal Park, London Road, Holyhead

The following full Planning Conditions are applicable to the existing buildings identified on drawing No. 020 attached as Appendix 3 and situated within the “Penrhos Phase” which is defined in the definitions forming part of this decision notice and which on the plan enclosed as Appendix 2.

66. The change of use hereby permitted shall commence before the expiration of ten 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.

67. The change of use hereby permitted shall only commence in relation to the building to which it relates following the approval of the Reserved Matters application for the “Phase” of the development in which the building is located. The use permitted shall thereafter only be used as a holiday leisure village and ancillary uses.

Reason: To ensure that the change of use does not occur before Reserved Matters for the “Penrhos Phase” are implemented.

68. The development hereby permitted shall be carried out in strict conformity with the Scale Parameters Key Plan (Drawing No. 020).

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

Informative

1. The planning permission hereby granted for the proposed change of use does not authorise any changes to the external appearance of the buildings.
2. If works are proposed to the external appearance of the buildings then full planning permission may be required.
3. If internal and external works are proposed to a building which is listed, then listed building consent may be required.
4. Notes relating to protected species and buildings (bats, nesting birds), Wildlife and Countryside Act (as amended), Habitats Regulations (2010, as amended)

Section D – Outline Planning Conditions – Land at Cae Glas, Parc Cybi, Holyhead

The following outline planning conditions are applicable to “Cae Glas Phase1” and “Cae Glas Phase 2” of the development only which are defined in the definitions forming part of this decision notice and delineated with yellow hatching on the plan enclosed as Appendix 3 to this decision notice, and the associated blue land within the applicant’s control if necessary under the provisions of the relevant planning condition. They should be read in conjunction to the general outline planning conditions listed in Section A of this decision notice which is applicable to all 3 sites.

Prior to the commencement of the refurbishment

69. No works or operations in relation to the refurbishment from Cae Glas Phase 1 to Cae Glas Phase 2, being internal and external works or operations, shall take place until the full detailed specifications including details of the car parking layout and a timetable for implementation of the works or operations for refurbishment work has been submitted to and approved in writing by the Local Planning Authority. The refurbishment of "Cae Glas Phase 1" and associated facilities to "Cae Glas Phase 2" shall thereafter be implemented strictly in accordance with the details approved under the provisions of this condition.

Reason: To ensure a satisfactory appearance to the development.

70. In the event that Combined Heat and Power plant(s) "CHP" and as part of the reserved matters full details of the CHP shall be submitted to and approved in writing by the Local Planning Authority. The details to be approved in writing under the provisions of the reserved matters shall include a full air quality assessment and subsequent monitoring provision including a timetable thereof and calculations for chimney height(s). The development and other works covered by the scheme shall be carried out in accordance with the approved scheme and timetable.

Reason: To ensure a satisfactory appearance of the development and that there will not be a significant negative impact on air quality objectives.

71. As part of the reserved matters full details of badger sett creation and closure including a timetable for such creation and closure for each Phase of the development shall be submitted to and approved in writing by the Local Planning Authority. An electronic copy of the submitted details will be provided with any confidential badger information redacted for the purposes of public consultation. The development and other works covered by the scheme shall be carried out in accordance with the approved scheme and timetable.

Reason: To safeguard and mitigate the impacts on a protected species.

72. As part of the reserved matters the position and full construction and other details including materials and a timetable for the implementation of any bund along the site frontage with the A55 Expressway for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall accord with the "Proposed Advance Planting" under the provisions of condition 23 of this planning permission. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development.

73. As part of the Reserved Matters application(s) for the relocated cricket pitch a scheme illustrating the number, siting and full construction specification(s) of passing places along Lon Trefignath shall be submitted to and approved in writing by the Local Planning Authority. All existing hedges, trees and linear features such as walls shall be identified together with a methodology and measures to mitigate impacts ecology and landscape. The scheme approved under the provisions of this condition shall be implemented prior to the use of the proposed cricket pitch

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway. To inform coverage of ecological matters under relevant legislation (NERC, Habitats Regulations)

74. No phase of the development shall commence until a scheme showing details of surface water disposal from the private access ways and parking areas, to include where applicable full specification(s) of fuel interceptors or alternative SUDs system which shall be provided at an appropriate capacity, for that phase of the development shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall refer to and complement the details to be approved under the provisions of conditions 31 and 32 of this planning permission. The development and other works covered by the scheme shall be carried out in accordance with the approved scheme. The surface water disposal from the private access ways and parking areas shall be completed and operational in accordance with the details and timetable to be approved under the provisions of this condition.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or adjacent properties and to ensure satisfactory storage of/disposal of surface water from the development.

75. Notwithstanding the means of access from Parc Cybi as shown on the Cae Glas Access plan (dwg ref 90145 / TA 101) hereby approved, prior to commencement of this phase of the development full design and construction details of the access shown on the approved drawing shall be submitted to and approved by the Local Planning Authority. The scheme shall include as a minimum, full engineering details of the access onto the highway from that part of the site, visibility splays, a timetable for the implementation of the access, pedestrian crossing facilities, construction materials, levels, gradients, surface water drainage, lighting, historical features, existing hedges, trees and linear features such as walls and landscaping, including all necessary and proposed alterations to the existing highway. The works shall be carried out in accordance with the approved scheme and timetable.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access and ensure adequate inter-visibility. To ensure that the development retains and safeguards structures and landscape features in the interests of visual amenity, ecological and historical grounds.

Section E – Outline Planning Conditions – Kingsland, Kingsland Road, Holyhead.

The following outline planning conditions are applicable to “Kingsland Phase 1” and “Kingsland Phase 2” of the development only which are defined in the definitions forming part of this decision notice and delineated with purple hatching on the plan enclosed as Appendix (Insert number) to this decision notice, and the associated blue land within the applicant’s control if necessary under the provisions of the relevant planning condition. They should be read in conjunction to the general outline planning conditions listed in Section A of this decision notice, which is applicable to all 3 sites.

76. No works or operations in relation to the Phase of refurbishment from Kingsland Phase 1 to Kingsland Phase 2 being internal and external works shall take place, until the full detailed specifications including the mix of housing types i.e. number of bedrooms, details of the car parking layout and a timetable for implementation of that Phase of refurbishment work has been submitted to and approved in writing by the Local Planning Authority. The refurbishment of “Kingsland Phase 1” and any associated facilities to “Kingsland Phase 2” shall thereafter be implemented strictly in accord with the details approved under the provisions of this condition.

Reason: To ensure a satisfactory appearance to the development and an appropriate mix of housing types is provided by the development.

77. The Secured by Design standard to be achieved by the Kingsland Phase 2 residential development shall be as submitted to and approved in writing by the Local Planning Authority as part of the reserved matters applications for Kingsland Phase 1. Each Kingsland Phase 1 dwelling shall be refurbished to achieve that approved Secured by Design standard prior to the occupation of that residential dwelling in Kingsland Phase 2.

Reason: To ensure a safe environment in the development.

78. The use and occupation of each dwelling forming part of “Kingsland Phase 2” shall not commence until the car parking accommodation for that dwelling has been completed in full accordance with the details to be submitted to and approved in writing by the Local Planning Authority under the provisions of condition 76. The car parking accommodation shall thereafter be retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

79. The estate roads hereby approved for each Phase of the development shall be completed to a base course finish prior to the use of that Phase of the development or any other date as may be agreed in writing with the Local Planning Authority.

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

80. For each Phase of the development, the estate road shall be kerbed and the carriageway and footways surfaced and lit before the use of that Phase of the development or within 5 years of the commencement of that Phase of development whichever is the sooner or within any such other period as may be agreed in writing with the Local Planning Authority.

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

81. No Phase of the development shall be occupied until measures are in place for the management and maintenance of the access and other roads in accordance with details previously submitted to and approved in writing by the Local Planning Authority for that Phase of the development. The access and other roads shall be maintained according to the approved details for as long as the initial and any subsequent use hereby approved continues.

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

82. No phase of the development shall commence until full details of the surface water drainage disposal from the access and other roads including a timetable for the implementation thereof (including any associated drainage system or infrastructure required to service the development) for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The details to be submitted under the provisions of this condition shall refer to and complement the details to be approved under the provisions of conditions 31 and 32 of this planning permission. The surface water disposal from the access and other roads shall be completed and operational in accordance with the details and timetable to be approved under the provisions of this condition.

Reason: Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or adjacent properties and to ensure satisfactory storage of/disposal of surface water from the development.

83. No development of a phase of the development shall commence until a great crested newt long term compensation scheme for that phase of the development has been submitted to and approved in writing by the Local Planning Authority. The great crested newt compensation scheme shall include the following:
- a) identification of locations of compensation area(s) together with dissemination of the location of such areas to identified bodies in geographical information system (GIS) formats;
 - b) long term management plans including periodic reviews;
 - c) long term management prescriptions;
 - d) long term wardening prescriptions;
 - e) mechanism for resourcing long term management;
 - f) responsible persons or organizations and lines of communications; and
 - g) mechanisms for ensuring the long term safeguard and functionality of compensation areas.

The works shall be carried out strictly in accordance with the approved details.

Reason: To ensure there is no detriment to the favourable conservation status of European Protected Species, and that a proper baseline has been established to monitor the results of mitigation and compensation measures.

84. Notwithstanding the means of access from Kingsland Road as shown on the Kingsland Road Proposed Layout Option A plan (dwg ref 90145/002 Rev B) hereby approved, prior to commencement of this phase of the development full design and construction details of the access shown on the approved drawing shall be submitted to and approved by the Local Planning Authority. The scheme shall include as a minimum, full engineering details of the access onto the highway from that part of the site, visibility splays, a timetable for the implementation of the access, pedestrian crossing facilities, construction materials, levels, gradients, surface water drainage, lighting, historical features, existing hedges, trees and linear features such as walls and landscaping, including all necessary and proposed alterations to the existing highway. The works shall be carried out in accordance with the approved scheme and timetable.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access and ensure adequate inter-visibility. To ensure that the development retains and safeguards structures and landscape features in the interests of visual amenity, ecological and historical grounds.

Informative

1. All tree works shall be undertaken in accord with “BS 3998:2010 Tree Work – Recommendations” (December 2010).
2. The planning permission is subject to an agreement under section 106 of the Town and Country Planning Act 1990.

Appendix 2 - Environmental Information

The following reports comprising further Environmental Information were received by the local planning authority in March 2015:

- Phase 1 Habitat Survey Report
- Great Crested Newt Survey.
- Bat Survey Report.
- Badger Assessment
- Breeding Bird Survey.
- Reptile Habitat Assessment
- Ancient Woodland Survey Report
- Penrhos Country Park Bluebell Survey.

The applicants state that the ecological reports provide updated survey evidence that is required to ensure that the evidence base for the decision making process is appropriately up-to-date. In addition an Archaeological Evaluation Report is provided which presents the findings of the archaeological investigations undertaken Autumn 2014.

The further Environmental Information was consulted upon and advertised. Below a summary assessment is provided of all responses received at the time of writing.

Coastal Access Project Officer – No comments.

Drainage – No specific comments.

Ecological & Environmental Adviser – In terms of the various assessments submitted as further Environmental Information it is indicated that methodologies and recommendations are followed and covered in planning obligations and conditions. It is also noted that the surveys will need to be updated in future. Other comments are made in terms of invasive species, hedgerows, Ancient Woodland and bluebell translocation which have all been included as provisions in the legal agreement and conditions.

Environmental Services - No observations

Gwynedd Archaeological Planning Service “GAPS” – The further Environmental Information has shown that there is significant archaeological potential across Kingsland and Cae Glas and that the archaeological the nature, character and extent of the remains have been established to inform the archaeological decision making on the planning application.

The evaluation results for Cae Glas have shown that this area in particular retains significant

archaeological potential and it is recommended that:

- Full archaeological excavation of this area to include publication and dissemination of the results.
- Improvements to the setting of the Scheduled Ancient Monument through design / planting.
- Access to and management of the monument.
- Interpretation, public engagement and education – in part secured by the development of the Trefignath.
- Establishing Heritage Interpretation Centre.

It has been confirmed with “GAPS” that the archaeological mitigation listed above can be secured in the planning obligations and conditions.

MOD – No observations.

NRW – Have revised their position in relation to NRW’s current opinion on the extent of ancient woodland at the Penrhos Coastal Park to a small area of 0.5 ha. In due course it will be formally considered by NRW’s Ancient Woodland Inventory Board. In addition they have confirmed that they are satisfied with a planning obligation to retain these areas in their entirety in accord with their Ancient Woodland Inventory.

NRW have previously raised and maintained their view that the development would have a significant adverse impact on the AONB. That is a view that officers and members have agreed with and given considerable weight to in considering the application (and should continue to do so).

NRW’s comments concerning the enforcement of planning conditions to minimise the impact of the AONB, and their other comments concerning protected sites, protected species, and ancient woodland, should also be given considerable weight by committee during their considerations.

A copy of the latest NRW response dated 27.05.15 is appended to this report.

Network Rail – No observations.

Treaddur Community Council – No observations.

15 observations received making the following observations:

- Penrhos and Cae Glas are designated an AONB, Heritage Coastline, Anglesey Seascape and Anglesey Coastal Path, it is these special qualities which define the designation. Despite the standing in statute equal to a national park the level of detail, whether it be in relation to the direct or indirect impacts on the AONB etc. and other special qualities either as a stand alone or in combination, is wholly insufficient. In addition the very close inter-relationship between the landscape and seascape in light of the coastal location also fails to be adequately addressed in the documentation. It should be a basic requirement given the sensitivity of the landscape which it will potentially re-shape.
- The documents contain very little referencing to the massive social & environmental impacts which this is likely to cause at various stages of the development through to the operational stage in the 3 sites. This particular issue has potentially serious ramifications upon the amenity of Penrhos Nature Reserve area plus the local residents and as a consequence should be

addressed in its own chapter. Insufficient information has been provided within the submission to demonstrate how these effects will harm tourism at Penrhos and the surrounding Holy Island.

- Wylfa Newydd construction workers will be occupying the Cae Glas site for a period of 9 years. The consequent lengthy transport delays and disruption will have a negative financial impact on Anglesey/Holy Island as a holiday destination and the use of Holyhead Seaport.
- It is clear that not all impacts can be suitably mitigated to offset them within the Special Landscape Area, Area of Outstanding Natural Beauty and Heritage Coast. The promise of a new nature reserve at the dumpsite is not qualified with any mention of resources required to clear the leaching of toxic waste or mitigation on the SSSI at Beddmanarch.

Appendix 3 – Planning Policy

Advice has been provided from the Council's Joint Planning Policy Unit "JPPU" in relation to planning policy changes since the resolution to grant planning permission in November 2013. In terms of the development plan there has been no material change. The stopped UDP continues to carry weight as material planning consideration as do the series of adopted Supplementary Planning Guidance and Interim Planning Policies. A consultation draft of the Joint Local Development Plan (Anglesey and Gwynedd) (the Deposit Plan) has been published, which sets out the emerging vision and strategy for the Plan area. Given the need to consider the duly made representations and the results of Public Examination of the Plan (anticipated in April 2016) it is considered that this should currently be attributed only limited weight given the stage in the process.

A "New Nuclear Build at Wylfa: Supplementary Planning Guidance" SPG was adopted by the council in July 2014. The SPG is intended to supplement existing national and local planning policy and it contains detailed guidance which is material to associated development in connection with the Wylfa NNB, such as the workers accommodation which forms a significant part of the proposal subject to this report. Guidance of relevance is set out below but in broad terms it is supportive of the development.

Policy GP3 of the SPG is of relevance in that the proposal contains a Park and Ride Facility and the policy seeks to ensure that such supporting transport uses are easily accessible by a range of sustainable transport modes. This adds weight to Holyhead being the location for such a facility given the sustainability credentials of the settlement having regard to the provisions of PPW and Technical Advice Note (TAN) 18 Transport (2007)

Having regard to the provisions of PPW, TAN16 and a series of local planning policies, Policy GP6 seeks to ensure that that community services and facilities including education, health care, leisure facilities and emergency services are in place to accommodate the construction and operational phases of NNB. Members will note that there will be detailed provisions in the proposed legal agreement which deal with the mitigation on such services.

Having regard to the provisions of PPW, Strategic Policy 5 (Gwynedd Structure Plan), Policy 1(Local Plan) and Policy PO3 (stopped UDP), Policy GP9 of the "SPG" on Maintaining and Creating Cohesive Communities is of relevance and generally seeks to integrate developments into local communities taking full account of the potential impacts on Welsh Language. It is indicated that large concentrations of construction worker accommodation should be avoided unless significant socio-economic benefits can be delivered to the host community. Considerations listed include crime and mitigating unsocial behavior. Again members will note that provisions will be contained in the legal agreement which deal with all these material considerations. Technical Advice Note (TAN) 20 Planning and the Welsh Language (2013) is

material in this regard and considered further below.

The SPG contains a chapter on construction worker accommodation generally and it is indicated "...It is the County Council's view that accommodation should be located in accordance with the broad spatial strategies of the Ynys Mon Local Plan and the Stopped UDP with a focus on the settlements of Holyhead, Llangefni and Amlwch." The guidance indicates that the size and role of these settlements will mean that they are better able to accommodate the developments whilst minimising the social and environmental impacts. This is reinforced in Policy GP10 of which also refers to the locational guidance in Section 5 of the SPG and recognises that (new development) construction worker accommodation should be focused in Holyhead, Llangefni and Amlwch, with smaller scale growth in local service centres and service villages and with a preference for brownfield sites. The previous planning committee report in October 2013 explained why the scale and sustainability credentials of Holyhead made it suitable for nuclear worker accommodation; it also stated and weighted that fact that none of the sites subject to the proposals comprised previously developed land. Specific reference is made in paragraph 5.2.9 of the SPG to the development the subject of this report which indicates "It is the County Council's view that the scheme provides an example of an opportunity to deliver construction worker accommodation that provides a lasting legacy benefit beyond the construction period of the NNB in the form of housing, major tourism development, employment and community facilities and services."

Policy GP10 also refers to the need for a construction workers accommodation strategy to consist of one third purpose built, one third private rented (new or existing) and one third within tourist accommodation (new or existing). The policy also identifies what it is expected that strategy to cover and refers to matters such as addressing adverse impacts on the housing market, including the provision of affordable housing; delivering legacy use/benefit; promotion of high quality sustainable design; located so as to minimise the need to travel and promote the provision and use of sustainable transport modes; avoiding or minimising adverse impacts on amenity, ensuring that the proportion of construction workers in any single location is balanced with the profile of the existing community; ensuring its provision conserves and enhances the Island's built and natural environment; promotes social cohesion and integration and avoids adverse impacts on existing community facilities and services. Whilst HNP has not yet submitted such a strategy, the reports of October and November 2013 have looked at these issues in the context of the application. In addition, Policy GP10 notes that the project promoter will be expected to seek opportunities to provide a housing legacy which could involve the retention of accommodation post construction.

In terms of national policy there have been revisions to Planning Policy Wales "PPW" and the extant version is Edition 7, July 2014. Technical Advice Notes have also been amended.

One of the changes was that the requirements in terms the Code for Sustainable Homes and BREEAM standards were withdrawn and these changes are being reflected in the planning obligation in terms of broader sustainability requirements for the development reflecting advice in "PPW" and Technical Advice Note (TAN) 12 Design (2014).

Technical Advice Note (TAN) 20 Planning and the Welsh Language (2013) was published in October 2013 and details possible measures for mitigating and supporting the Welsh language including adequate affordable housing, provision of employment opportunities and social infrastructure to sustain local communities. Member will note that detailed measures and mechanisms will be contained in the proposed legal agreement.

A new Technical Advice Note (TAN) 23 Planning for Economic Development (2014) has been published and it provides guidance to local planning authorities in assessing the economic benefits of new

development. The TAN confirms that economic land uses include traditional employment uses as well as tourism proposals such as that being applied for. It also states that economic uses include construction. Paragraph 1.1.6 of the TAN, however, makes clear that it deals principally with the traditional land use classes B1-B8.

In terms of the legacy use of Kingsland for housing the latest published Joint Housing Land Availability Study JHLAS (2013) shows a 5.4 year supply of land for housing, which is a reduced from the 5.8 years when the application was considered in November 2013. It was recognised in the October 2013 Planning Committee Report that the any housing on Kingsland will be delivered outside the 5 year period, and these for this reason the updated JHLAS (2013) does materially alter the assessment undertaken.

Whilst not a policy consideration, Members should be aware that in September 2014 Horizon Nuclear Power published their First Stage Pre-Application Consultation (PAC1) in relation to the Nuclear New Build at Wylfa. As a statutory consultee the Isle of Anglesey Council formally responded and full details can be found in the link listed in the background papers. One of the matters raised in the consultation response was a lack of clarity as to workers accommodation proposals for the project during the construction phase and the impacts on the wider housing market, including the rental sector, and tourism.

Background Papers

Planning Committee Report October 2013

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=120&MId=2291&Ver=4&LLL=0>

Planning Committee Report November 2013

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=120&MId=2292&Ver=4&LLL=0>

Planning Committee Report April 2014

<http://democracy.anglesey.gov.uk/ieListDocuments.aspx?CId=120&MId=2297&Ver=4&LLL=0>

New Nuclear Build at Wylfa: Supplementary Planning Guidance

<http://www.anglesey.gov.uk/business/energy-island/energy-island-news/new-nuclear-build-at-wylfa-supplementary-planning-guidance/123426>.

PAC 1 Consultation

<http://www.anglesey.gov.uk/empty-nav/news/press-releases-2014/december-2014/anglesey-responds-to-horizon-consultation/124583.article>

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Copy to David Pryce Jones

27/05/2015

Dear Sir,

PROPOSAL: A hybrid planning application
LOCATION: Development at Penrhos, Cae Glas and Kingsland Sites, Holyhead, Ynys Môn

Further to your request please find below NRW's position with regards to the hybrid planning application for development at the Penrhos, Cae Glas and Kingsland Sites, Holyhead presented under application reference 46C427/TR/EIA/ECON. We trust this is satisfactory for the purposes of informing your committee report.

NRW's role and remit is to advise the decision maker in accordance with its duties listed under the provisions of statutory legislation. NRW has provided statutory advice in respect of the relative merits of the submitted scheme during your consultation process; as well as generic advice on matters concerning natural heritage that are considered to be material to your Authority's own internal decision making process.

Ynys Mon Area of Outstanding Natural Beauty (AONB)

NRW has previously confirmed that the primary issue for us is that the proposal will have significant adverse impact on the Anglesey Area of Outstanding Natural Beauty (AONB). This point was accepted by IoACC in its committee report recommending approval of the development.

Following the application being approved by Planning Committee, NRW has provided further advice to IoACC with regards to the conditions and obligations to mitigate and minimise impacts of the development on the Ynys Mon AONB. Our advice focused on

planting, landscaping and for the need for design and appearance of the proposal to represent an exemplar form of development within the Ynys Mon AONB. We also advised on the need for each phase of the development to be supported by a Design Guide which shall demonstrate how that part of the development shall meet the definition of an 'exemplar development' and reflect at a minimum the detailed guidance set out in Tan 12 design. This approach aims to safeguard the landscape context and character of the area.

NRW wish to be consulted on the final draft of the planning obligation schedule in particular the detail relating to the urban forest at Kingsland prior to it being approved. In our view the schedule must include provisions concerning an appropriate amount of forest trees to the site to soften the appearance of the development and break up the scale of the development in the landscape.

In addition, NRW encourages the developer to liaise with us prior to preparation of the detailed design, which will form an intrinsic component of the reserved matters application. Our rationale for this is to ensure that development presented can be classed as exemplar, high quality; and sustainable form of development within the Ynys Mon AONB.

Protected Sites

Following approval of the development proposal at planning committee, NRW has also provided advice on other matters within our remit including protected sites and protected species. Our advice aims to ensure the long term functionality of statutory sites and restoration or maintenance of the conservation status of identified habitats and species.

We have advised on the overall scope of the proposal to ensure that any adverse impacts of the development on the features of the adjacent Beddmanarch-Cymyran Site of Special Scientific Interest (SSSI) can be appropriately offset in the long term. NRW has therefore provided targeted advice on the appropriate planning conditions and obligations to this effect including the approval of a SSSI Strategy outlining how the development shall further the conservation and enhancement of the features by reason of which the SSSI is of special interest including consideration of long term functionality.

In terms of possible impact on the Glannau Ynys Cybi Special Area of Conservation (SAC) we are satisfied that the obligation which provides details of the travel plan which is to implemented includes adequate measures to control access to the site.

Protected Species

We have advised that the development is subject to a suite of conditions and obligations to ensure the ecological functionality of the site satisfies applicable conservation objectives.

We have also advised on the conditions and obligations that are required to transparently evidence compliance together with establishing framework that ensures consistency and compliance with the requirements for derogation licences.

In these circumstances, we consider the proposal demonstrates that it will not have a detrimental impact on the maintenance of the favourable conservation status of protected species.

NRW has advised that on the scope and provisions of the nature conservation legislation compliance statement. Final submission of this document will help evidence any subsequent planning approval being in accordance with and therefore compliant with the provisions of European and national nature conservation legislation. This document is therefore considered to be material to IoACC's internal decision making process.

Ancient Woodland

NRW has provided IoACC with further assessment of the conservation status of the Ancient Semi-Natural Woodland in relation to the development. We are satisfied that the obligation will ensure that the areas considered to be of ancient woodland will be retained in their entirety and that no development will take place within these areas of Ancient Woodland.

I trust that the above summarises NRW's position with regards to this development proposal and will inform your committee report.

In the meantime please do not hesitate to contact us if we can be of any further assistance to you.

Yn gywir / yours faithfully

Angharad Wyn Crump MRTPI
Uwch Swyddog Cadwraeth / Senior Casework Officer
Tim Gwaith Achos / Casework Team