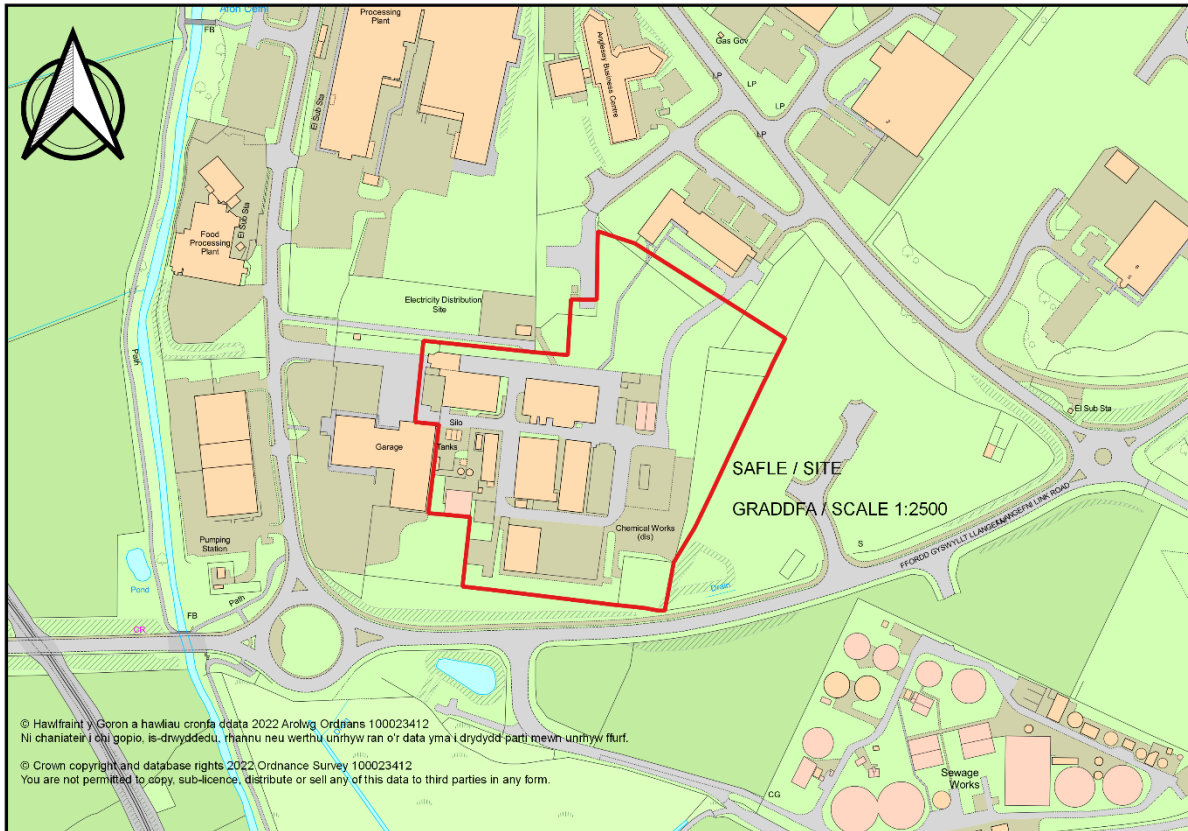


Application Reference: VAR/2022/36

Applicant: Cyngor Sir Ynys Môn

Description: Application under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters at the former

Site Address: Peboc, Llangefni



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

The application has been submitted by the Local Authority.

Proposal and Site

The application is submitted under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters application at the former Peboc Chemical Works, Llangefni.

The application site is situated within the settlement boundary of Llangefni and is safeguarded for employment uses within the Joint Local Development Plan (JLDP). The application site has an area of approximately 2.9 hectares. The site has predominantly large buildings associated with the former Peboc Chemical Works. The site is accessible to the West from the Bryn Cefni highway or to the north from the Bryn Cefni Distribution Road.

Key Issues

Whether there has been any change in circumstances or local policy since the original outline application was granted.

Policies

Joint Local Development Plan

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

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	There are no issues from the perspective of policy PCYFF 4 with the proposed variation of Condition (02).
Cyngor Tref Llangefni Town Council	No response at the time of writing the report.
HSE - Hazardous Substances Consent Applications	No response at the time of writing the report.
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to relevant environmental and H&S considerations.

Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection subject to conditions.
GCAG / GAPS	There are no archaeological implications to the requested extension of time and therefore we have no comments on this application.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments/advice.
Dwr Cymru Welsh Water	No objection subject to the inclusion of any drainage related conditions as per the original consent.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response at the time of writing the report.
Adain Dechnegol (Draenio) / Technical Section (Drainage)	No response at the time of writing the report.
Draenio Gwynedd / Gwynedd Drainage	No observations in terms of land drainage or local flood risk
Cynhorydd Geraint Ap Ifan Bebb	No response at the time of writing the report.
Cynghorydd Nicola Roberts	No response at the time of writing the report.
Cadw Scheduled Monuments	No objection.
North Wales Police Headquarters	No response at the time of writing the report.

The proposal has been afforded two means of publicity. These included the posting of notifications to adjacent properties, and a notification within the local newspaper. The expiration of the publicly period was the 17th June, 2022.

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

Relevant Planning History

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OP/2019/6 - Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc, Llangefni - Granted - 24/07/2019

Main Planning Considerations

The application is submitted under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters at the former Peboc, Llangefni

The principle of the development has already been granted by virtue of the approval of outline consent on 24/07/2019 under reference OP/2019/6.

This application is seeking to vary condition (02) of the outline permission so as to allow additional time for the submission of the reserved matters application.

There has been no change in circumstances or local policy since the grant of the outline permission and the variation of the condition to allow additional time for the submission of the reserved matters is therefore acceptable.

Conclusion

There has been no change in circumstances or local policy since the grant of the outline permission and the variation of the condition to allow additional time for the submission of the reserved matters is therefore acceptable.

Recommendation

That the application is permitted subject to the following conditions:

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

Reason: The application is for outline planning permission.

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

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

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

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

(04) The land shall be used for the uses specified in classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any equivalent provision of that class in any procedure which repeals and re-enacts that order with or without modifications).

Reason: To ensure that no inappropriate uses occur within this area.

(05) a) No development (including trial pitting, topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

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

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

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

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

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

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

- 1. A preliminary risk assessment which has identified;**
 - a. all previous uses;**
 - b. potential contaminants associated with those uses;**
 - c. a conceptual model of the site indicating sources, pathways and receptors;**
 - d. potentially unacceptable risks arising from contamination at the site.**

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

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

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

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

Reason: To prevent pollution to the water environment.

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

Reason: To prevent pollution to the water environment.

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

Reason: To prevent pollution to the water environment.

(10) Full details of all external lighting proposed to be used on the development shall be submitted to an approved in writing by the Local Planning Authority before any external lighting is installed. Such details shall include the following:

- **That all lights shall be directed onto the application site only and not onto any surrounding land or properties.**
- **Low-impact, wildlife-friendly lighting, with full details of all lights including luminaire, lamp, beam widths and any anti-glare hoods to be used.**
- **Avoidance of wildlife mitigation features such as bat boxes**

No external lighting other than that approved under this condition shall be used on the development. The external lighting approved shall be installed in strict accordance with the details approved in writing by the Local Planning Authority.

Reason: To avoid / minimise wildlife impacts.

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

Reason: In the interest of ecology.

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

Reason: In the interest of ecology

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

Reason: In the interest of ecology

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

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

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

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

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

(vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

The construction of the Development shall be completed in accordance with the approved Plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

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

(i) The routing to and from the site of service and operational vehicles, plant and deliveries, including Traffic Management Measures necessary to facilitate safe operation, including any subsequent demolition or decommissioning of the development

(ii) The type size and weight of service and delivery vehicles to be used in connection with the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;

(iii) The timing and frequency of service and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and access routes to the site including regard for sensitive receptors e.g. schools and network constraints;

(iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;

(v) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

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

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

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

i) The proposed layout and typical construction details based on ground investigation information to verify its adequacy.

ii) Longitudinal and cross section through the roads illustrating the proposed road levels relative to the existing ground levels and proposed buildings' finished floor levels.

iii) The surface water drainage and means of disposal including the position of gullies, pipe diameters, design data and outfall

iv) The location and the type of street lighting furniture

v) Pedestrian and cycle routes

vi) The extent and location of provision for refuse collection and recycling facilities

vii) Bicycle and storage area including rack specification and design

viii) the extent and position of vehicle turning facilities

ix) the extent and position of accommodation for loading and unloading

x) the extent and position of accommodation for car parking

xi) the means of access to the site

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

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

- **Location Plan: 39765-Shr19a.dwg.parkj**

- **Updated Protected Species Survey Report, Alison Johnston Ecological Consultant, May 2020**
- **Unit minimum and maximum dimension size as detailed in email dated 16th May 2022.**
- **Phase 1 and Phase 2 Geo-environmental Desk Study and Site Investigation Report, Amec Foster Wheeler, December 2017 approved under outline planning permission reference OP/2019/6.**
- **Transport Statement, Amec Foster Wheeler, March 2012 approved under outline planning permission reference OP/2019/6.**
- **Flood Consequence Assessment , Amec Foster Wheeler, March 2018 approved under outline planning permission reference OP/2019/6.**
- **Energy Assessment and Water Conservation Statement, Wood Environmental and Infrastructure Solutions UK Limited, May 2018 approved under outline planning permission reference OP/2019/6.**

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

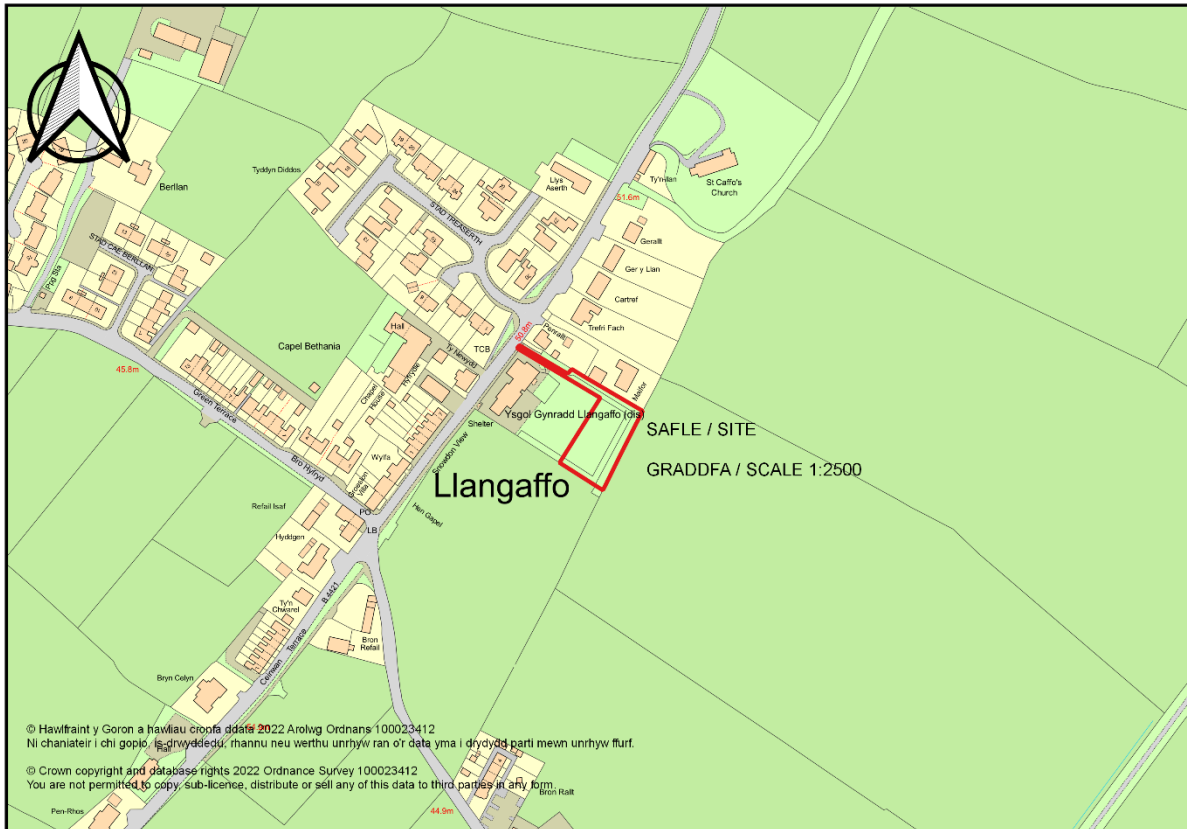
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/87

Applicant: Mrs Gillian Morris

Description: Full application for the change of use of part of the former school playing field into a childrens playing field at

Site Address: Llangaffo Primary School, Llangaffo



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee as the application is made on land which is owned by the County Council.

Proposal and Site

The application is made for the change of use of part of the former Llangaffo Primary School playing field in a childrens' playing field.

The application site is the rear part of the playing field at the former Llangaffo Primary School. The site lies outside the development boundary of Llangaffo as defined by the Joint Local Development Plan, but it does adjoin the development boundary.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy ISA 2 - Community Facilities

Policy PCYFF 1 – Development Boundaries

Policy PCYFF 2 – Development Criteria

Policy PCYFF 3 – Design and Place Shaping

Policy PCYFF 4 – Design and Landscaping

Policy PS 4 – Sustainable Transport, Development and Accessibility

Policy TRA 4 - Managing Transport Impacts

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Technical Advice Note 16: Sport, Recreation and Open Space

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cyngor Cymuned Rhosyr Community Council	No response at the time of writing the report.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Initially concerned regarding the parking arrangements for users that live outside the area. Applicant responded that they are not expecting many people from outside the area as nearby villages have their own play areas. Site also offers on street parking, and the village hall can be used as a parking hub. The information provided is enough for the Highways Department to support the application.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Cynghorydd John Ifan Jones	Glad to see a new play area in Llangaffo, and believes that this field is a suitable location. Initially concerned regarding the safety of the access, but after visiting the site himself, these concerns were erased, as the site is well paved and provides safe access.
Cynghorydd Arfon Wyn	Disappointed that the application was not presented at the June committee, as the applicant had arrangements in place. This was not possible as consultations ran until the 10/06/22, with the

	June committee schedule released on the 08/06/22.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments regarding relevant policies.
Ymgynghorydd Tirwedd / Landscape Advisor	The site is surrounded by young trees and vegetation, but these are not close to the play equipment such that trees would be harmed or users affected by trees. The site is enclosed from external views on three sides, and the proposed access is located away from trees. No additional landscaping will be required as the proposal complies with the requirements of policy PCYFF 4.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 10/06/2022. At the time of writing this report, no letters of representations had been received at the department.

Relevant Planning History

No relevant site history

Main Planning Considerations

The main planning considerations are whether the proposal complies with current policies, and whether the development would have any negative impacts on the area or any neighbouring properties.

The former Llangaffo Primary School is located along the B4419, in the middle of the village. The former school building itself is located within the development boundary as defined by the Joint Local Development Plan, with the playing field located outside but adjoining the boundary.

The proposal is for the change of use of part of the former playing field into a childrens' playing field. The site is located to the east of the school building, with the proposed play area to be on a piece of land measuring approximately 50m by 28m, located furthest away from the building. The proposed play area will have seven pieces of play equipment together with a football goal, catering for the needs of the children of the village. The site is very well screened by trees and hedges which clearly defines its boundaries, with the proposed play area to be surrounded by a fence, to ensure the safety of all users, and the separate it from the remainder of the field.

Access to the proposed playing field will be afforded via a wooden gate off the highway, with a grassed path leading down to the field. The highway is paved throughout the village, providing safe access to all users. It is considered that this site is in a sustainable location, in the middle of the village, which is easily accessible on foot, by cycle, or by other means of transport. It is anticipated that most users will be local and from the village, especially as nearby villages Gaerwen and Newborough have their own playing fields. This will reduce the need for private transport, but should people travel to the site by car, the village hall, located approximately 290m up the road, could be used as a parking hub. The road is paved through the village, ensuring a safe walking route from the village hall to the playing field.

As this playing field is considered a community facility, the development must be assessed under policy ISA 2, and must comply with the criteria listed under that policy. Criteria 1i stipulates the requirement for new community facilities to be located within or adjoining development boundaries. The access to this site is within the development boundary, with the remainder of the playing field adjoining the boundary. Criteria 1iv specifies the requirement for proposals to be of an appropriate scale and type. It is considered that this is a small scale development, with strong justification, to provide a play area for the village.

Finally, Criteria 1v highlights the need for the development to be located in an accessible location by foot, cycle and public transport. As mentioned above, the site is a sustainable locate in the centre of the village, which is easily accessible to all.

The site is well surrounded and screened by a plethora of trees and hedges, greatly reducing the visual impact from nearby properties. As a former school playing field, the site has a history of associated noise, especially during school hours. No objections were received for this proposal, and it is considered that this proposed playing field will have no greater impact on the privacy and amenity of neighbouring properties than the school playing field did before the school was closed. The closest neighbour is nearby property Maifor, which shares a boundary with the playing field. Given the previous use of this land, this proposal is not considered to impact the neighbouring properties to such a degree to warrant a refusal. It is considered that neighbouring properties will not be affected by this proposal, and that the proposal complies with Policy PCYFF 2.

Conclusion

This proposal is considered a small scale development that will provide an additional community facility to the village of Llangaffo, in the form of a playing field. It is in a sustainable location in the centre of the village, and can be easily and safely accessed by all. Given the previous use of the site as a primary school playing field, it is considered that there will be negligible impacts upon the neighbouring residential properties.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin no later than five years from the date of this decision.

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

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

- Location plan
- Proposed site plan
- Proposed 3D view
- Proposed play park equipment

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: ISA 2, PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PS 4, TRA 4

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

Application Reference: VAR/2022/3

Applicant: Mr Robot Evans

Description: Application under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at

Site Address: Cae Mawr, Llanerchymedd



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

The application relates to the variation of conditions of consent of an application which was accompanied by an Environmental Impact Assessment. It is therefore referred to the Planning and Orders Committee for determination in accordance with paragraph 3.5.3.10 of the Constitution.

Proposal and Site

The application is submitted under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd.

Planning permission was granted on the 06/09/2021 for the development of a free range poultry unit to accommodate 32,000 chickens for egg production under planning permission reference FPL/2019/251/EIA.

The application site is located in the open countryside as defined by Joint Local Development Plan (JLDP) off the B5111 approximately half way between Rhosybol and Llanerchymedd. The site comprises a working farm, surrounded predominantly by agricultural land with some residential properties nearby.

Key Issues

- Whether the proposed variation of conditions are acceptable
- Whether the details submitted pursuant to those conditions are acceptable

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 1: Transport Network Developments

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

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

Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 23: Economic Development (2014)

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	No observations.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.

Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	It does not appear that any policy implications arise as a result of the application to vary conditions.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	Condition (08) landscaping details are acceptable. Also satisfied following site visit that no TPO trees have been impacted by the development, consequently condition (09) no longer necessary.
Dwr Cymru/Welsh Water	No objection subject to inclusion of any drainage related conditions as per original consent.
Ymgynghoriadau Cynllunio YGC	No observations to offer in terms of land drainage or local flood risk
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	The Written Scheme of Investigation (WSI) is acceptable and meets the requirements of part (a) of condition (17) however, further work is required in relation to part (b) of the condition.
Cynghorydd John Griffith	No response at the time of writing the report.
Cynghorydd Kenneth P. Hughes	No response at the time of writing the report.
Cynghorydd Llinos Medi Huws	No response at the time of writing the report.
Cyngor Cymuned Llanerchymedd Community Council	No objection.
Cynghorydd Aled Morris Jones	No response at the time of writing the report.
Cynghorydd Richard Griffiths	No response at the time of writing the report.
Cynghorydd Richard Owain Jones	No response at the time of writing the report.
Cyngor Cymuned Rhosybol Community Council	No response at the time of writing the report.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, together with a notice in the local newspaper. The latest date for the receipt of any representation was the 19/05/2022.

At the time of writing the report, no representations had been received by the Department.

Relevant Planning History

25C210A - Cais llawn i godi uned dofednod (ieir) rhydd yn cynnwys codi sied, gosod biniau bwydo a gwaith cysylltiedig yn / Full application for the erection of a free range poultry unit to include the erection of a shed, feeding bins and associated works at - Cae Mawr, Llanerchymedd - Wedi'i dynnu yn ôl/Withdrawn 16.11.2018

25C210B/SCR - Barn sgrinio i godi sied ar gyfer dofednod buarth ynghyd â gosod biniau gwydo a gwaith cysylltiedig yn / Screening opinion for the erection of a free range poultry shed together with the erection of feed bins and associated works at - Cae Mawr, Llanerchymedd - AEA ei angen/EIA required 20.02.2019

FPL/2019/251/EIA - Cais llawn ar gyfer codi uned dofednod buarth (free-range) (cynhyrchu wyau) ynghyd â storfa gwrtaiith, biniau bwyd a gwaith cysylltiedig yn / Full application for the erection of a free range poultry unit (egg production) together with a manure store, feeding bins and associated works at - Cae Mawr, Llanerchymedd - Caniatáu / Permit 06.09.2021

SCR/2022/21 - Barn sgrinio ar gyfer diwygio amodau (05) (Cynllun Rheoli Gwrtaiith), (08) (Cynllun Tirlunio), (09) (Gwarchod Coed Gwarchodedig), (10) (Strategaeth Lliniaru Golau), (11) (Cynllun Rheoli Coetiroedd), (12) (Cynllun Rheoli'r Amgylchedd Adeiladu), (17a) (Gwaith Archeolegol), ac (18) (Cynllun Rheoli Traffig Adeiladu) o caniatâd cynllunio rhif FPL/2019/251/EIA (codi uned dofednod) er mwyn caniatáu cyflwyno a chymeradwyo manylion yn dilyn cychwyn gwaith datblygu yn / Screening opinion for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17a) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd - AEA Ddim ei angen/EIA not required 10.05.2022

Main Planning Considerations

The application is submitted under Section 73A for the variation of conditions (05) (Manure Management Plan), (08) (Landscaping Scheme), (09) (TPO Tree Protection), (10) (Light Mitigation Strategy), (11) (Woodland Management Plan), (12) (Construction Environmental Management Plan), (17) (Archaeological Works), and (18) (Construction Traffic Management Plan) of planning permission reference FPL/2019/251/EIA (erection of a poultry unit) so as to allow the details to be submitted and approved following the commencement of development works at Cae Mawr, Llanerchymedd.

Planning permission was granted on the 06/09/2021 for the development of a free range poultry unit to accommodate 32,000 chickens for egg production under planning permission reference FPL/2019/251/EIA.

The permission remains extant and the development has commenced. There has been no change in policy since the grant of application ref FPL/2019/251/EIA.

The permission was subject to 18 conditions, many of which required the submission of further details either prior to the commencement of the development or prior to being brought into use/operation. The conditions were necessary in order to manage, mitigate and control the impacts of the development. The conditions relate to such matters as, manure management, landscaping, tree protection and woodland management, lighting, archaeology and environmental and traffic management.

Despite this, the development commenced and has continued, contrary to the advice of officers and in breach of several conditions of the permission.

The S73A application is therefore submitted in order to vary the requirements of the conditions to allow the relevant details to be submitted and approved after the commencement of the development. In addition, the details required under the provisions of the relevant conditions have also been submitted as part of the application.

Condition (05) relates to manure management and required the submission of evidence of a binding contract with an anaerobic digestion plant to take excess manure prior to the commencement of the use. The LPA have been provided with a letter from AE Anglesey Energy Ltd, an anaerobic digestion plant located in Mona which confirms their agreement to accept excess manure from the enterprise.

The LPA are therefore satisfied that there is a contract in place with an Anaerobic Digestion Plant to deal with excess manure in accordance with the requirements of the condition.

Condition (08) relates to landscaping and required the submission of a scheme of landscaping to be submitted and approved prior to the poultry unit and manure store becoming operational. Landscaping proposals have been submitted as part of the S73A application.

The submitted details have been reviewed by the Senior Landscape and Tree Officer, who has confirmed that the details are acceptable.

Condition (09) relates to the protection of trees protected by Tree Preservation Orders and required the submission of details of a scheme of tree protection prior to any development or site clearance taking place.

Information submitted in relation to condition (09) confirms that following discussion with the Environmental Consultant, Arbor Vitae, it is confirmed that the TPO trees will not be affected by the development and that all trees will be retained. It further confirms that there are no changes to the carriageway leading to the development and that the site will be accessed through the existing field gate, which is beyond the area of woodland and that the existing woodland is to be strengthened by additional planting as detailed within the landscaping proposals submitted under condition (08).

The Senior Landscape and Tree Officer has visited the site recently in order to verify the submitted information and is satisfied that the development has not detrimentally impacted upon protected trees. He has further advised that in light of this that the condition, as originally imposed, is no longer necessary and may be omitted for any varied consent which may be granted.

Condition (11) relates to woodland management and required the submission of a Woodland Management Plan prior to the commencement of development. A Woodland Management Plan has been submitted as part of the S73A application.

The submitted details have been reviewed by the Senior Landscape and Tree Officer who has confirmed that the details are acceptable.

Condition (10) relates to external lighting and required the submission of a lighting scheme prior to the buildings being brought into use.

The S73A application is accompanied by a Lighting Plan prepared by Arbor Vitae Environmental Ltd. The Lighting Plan has been reviewed by the relevant consultees and no concerns or objections have been received in relation to the submitted details. Consequently the details are considered to be acceptable.

Condition (12) relates to environmental management during construction works and required the submission of a Construction Environmental Management Plan (CEMP) providing relevant information as detailed within the condition prior to the commencement of works.

The S73A application is accompanied by a CEMP prepared by Roger Parry & Partners LLP. The CEMP has been reviewed by the relevant consultees and no concerns or objections have been received in relation to the submitted details. Consequently the details are considered to be acceptable.

Condition (17) relates to archaeology and is composed of two parts. Part (a) of the condition required the submission of a programme of archaeological works prior to any development being undertaken. Part (b) of the condition required the submission of a detailed report on the archaeological work to be submitted and approved within 6 months of the completion of the archaeological fieldwork.

The S73A application is accompanied by a Written Scheme of Investigation (WSI) prepared by Archaeology Wales Ltd under the provisions of part (a) of condition (17) and also an archaeological Strip, Map and Excavate report (SME) under the provisions of part (b) of the condition.

Gwynedd Archaeological Planning Service (GAPS) have been consulted with the submitted details. They have confirmed that the WSI is acceptable and meets the requirements of part (a) of condition (17)

however, further work is required in relation to part (b) of the condition. GAPS have been liaising directly with the archaeologist and agent in relation to the additional information required, however to date, no updated SME report has been received.

Consequently, the submitted information does not satisfy the requirements of part (b) of the condition and the condition will therefore be varied to require further submission of a detailed report within a reasonable timeframe.

Condition (18) relates to traffic management and required the submission of a Construction Traffic Management Plan (CTMP) prior to the commencement of any development.

Details relating to construction traffic management have been submitted and are contained in the Construction Phase Traffic Management Plan drawing number sk02_P1 and in section 2.6 of the submitted Construction Environmental Plan.

The submitted details have been reviewed by the Highways Department, whom are satisfied that the details meet the requirements of the condition.

Conclusion

The proposed variation of conditions are therefore considered to be acceptable and the conditions may therefore be both varied and discharged. The permission granted pursuant to this application will include a revised conditions requiring that the development accord with the approved details.

Recommendation

That the application is permitted subject to the following conditions:

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

- **Location Plan: GEL-MZ298-03**
- **Proposed Block Plan: GEL-MZ298-04 approved under planning permission reference FPL/2019/251/EIA**
- **Proposed Elevations and Floor Plan: GEL-MZ298-10 approved under planning permission reference FPL/2019/251/EIA**
- **Design and Access Statement, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA**
- **Foul Drainage Proposals, Roger Parry & Partners, 28/08/2019 approved under planning permission reference FPL/2019/251/EIA**
- **Highway Plan: GEL-MZ298-05 Scale 1:200 approved under planning permission reference FPL/2019/251/EIA**
- **Highway Plan: GEL-MZ298-05 Scale 1:500 approved under planning permission reference FPL/2019/251/EIA**
- **Landscape Plan: GEL-MZ298-06 approved under planning permission reference FPL/2019/251/EIA**
- **Lighting Plan: GEL-MZ298-13 approved under planning permission reference FPL/2019/251/EIA**
- **Proposed Elevations and Floor Plan: GEL-MZ298-02 approved under planning permission reference FPL/2019/251/EIA**
- **Proposed Elevations and Floor Plan: GEL-MZ298-09 approved under planning permission reference FPL/2019/251/EIA**
- **Construction Traffic Management Plan: sk02_P1**

- Transport Statement, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Cae Mawr Range Plan, July 18 approved under planning permission reference FPL/2019/251/EIA
- Drainage Plan: 12008-SK01 approved under planning permission reference FPL/2019/251/EIA
- Archaeological Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Detailed Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Drainage Strategy, Waterco, July 2019 approved under planning permission reference FPL/2019/251/EIA
- Dust and Bioaerosol Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Noise Impact Assessment, Matrix Acoustic Design Consultants, M1951/R01, 22/11/2019 approved under planning permission reference FPL/2019/251/EIA
- Noise Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Odour Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Pest Management Plan, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Environmental Statement, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Lighting Assessment, Roger Parry & Partners, December 2019 approved under planning permission reference FPL/2019/251/EIA
- Ammonia Report, AS Modelling & Data Ltd, 26/02/2020 approved under planning permission reference FPL/2019/251/EIA
- Soil Management Plan, AGRI SCI Soil & Turf Management, 09/03/2021 approved under planning permission reference FPL/2019/251/EIA
- Nutrient Management Plans, AGRI SCI Soil & Turf Management, 09/03/2021 approved under planning permission reference FPL/2019/251/EIA
- Manure Management Plan, Roger Parry & Partners and plan Rev C 07 06 2021 approved under planning permission reference FPL/2019/251/EIA approved under planning permission reference FPL/2019/251/EIA
- Manure Management Plans – MMP approved under planning permission reference FPL/2019/251/EIA
- Method Statement Pollution Prevention, Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA
- Extended Phase One Habitat Survey, Arbor Vitae Environment Ltd, September 2019 approved under planning permission reference FPL/2019/251/EIA
- Woodland and Landscape Report Revision A, Arbor Vitae Environment Ltd, September 2019 approved under planning permission reference FPL/2019/251/EIA
- Water Conservation Report, Roger Parry & Partners, September 2019 approved under planning permission reference FPL/2019/251/EIA
- Energy Efficiency report, Roger Parry & Partners, September 2019 approved under planning permission reference FPL/2019/251/EIA
- AE Anglesey letter dated 21 February 2021
- Landscape Plan document, Arbor Vitae Environment Ltd, October 2021
- Lighting Plan document, Arbor Vitae Environment Ltd, October 2021
- Woodland Management Plan, Arbor Vitae Environmental Ltd, October 2021
- Construction Environmental Management Plan, Roger Parry & Partners
- Written Scheme of Investigation, Archaeology Wales, October 2021

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

(02) Within 6 months of the date of this permission a detailed report on the archaeological work as detailed in the submitted Written Scheme of Investigation dated October 2021 by Archaeology Wales, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment and to ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(03) The ammonia scrubbing equipment shall be fully operational prior to the use hereby approved being commenced. The equipment shall be maintained, repaired or replaced in accordance with the manufacturer's specifications for the lifetime of the development. In the event that a breakdown of equipment lasts for more than one week, destocking of the poultry unit shall be implemented within two weeks from the start of the breakdown and not restocked until the equipment is fully operational.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(04) The use hereby approved shall not commence until all of the proposed mitigation measures as outlined within either the Manure Management Plan prepared by Roger Parry & Partners ('the Manure Management Plan') Rev C 07 06 2021 and drawing numbers MMP and the Ammonia Modelling Report prepared by Steve Smith AS Modelling & Data Ltd (26/02/2020) shall be in place and functional. The mitigation measures shall include (but not be limited to) the ammonia scrubber equipment, the manure store and the dirty water tank. All mitigation measures shall be in place and functioning for as long as the use hereby approved is extant.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(05) The development shall be operated in accordance with the Manure Management Plan Rev c 07 06 2021 by Roger Parry & Partners approved under planning permission reference FPL/2019/251/EIA and the letter dated 21 February 2021 from AE Anglesey Ltd.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(06) No spreading of manure is to be carried out anywhere on the farm enterprise as outlined in drawing numbers MMP between 1st October and the following 1st April.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(07) From the commencement of the use hereby authorised the numbers of other animals kept on the farm enterprise shall not be greater than:

- 150 calves , of which 50 shall weigh up to 50kgs each; another 50 shall weigh up to 250kgs each, and the remaining 50 shall weigh no more than 450kgs each; and
- 50 sheep.

Should the number of animals kept on the farm enterprise (irrespective of whether all of the land comprised in the farm enterprise is within the ownership or control of the developer) exceed the number of 200 individuals as specified in this condition then the use hereby permitted shall cease and not recommence until the number of animals kept comes back to or below 200 individuals.

Reason: To safeguard the Llyn Alaw SSSI and drinking water.

(08) The site shall be landscaped strictly in accordance with Landscape Plan GEL-MZ298-06 30/01/20 approved under planning permission reference FPL/2019/251/EIA and the Landscape Plan document dated October 2021 by Arbor Vitae Environment Ltd in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of visual amenity

(09) The access shall be completed with a bitumen surface for the first 5 meters from the nearside edge on the County Highway with the surface water drainage system completed and in perfect working order before the use hereby permitted is commenced.

Reason: In the interest of highway safety

(10) The development shall be operated in accordance with lighting scheme drawing reference GEL-MZ298-13 approved under planning permission reference FPL/2019/251/EIA and the Lighting Plan document dated October 2021 by Arbor Vitae Environment Ltd

Reason: To safeguard any protected species which may be present.

(11) The Woodland Management Plan dated October 2021 by Arbor Vitae Environmental Ltd shall be implemented in full throughout the lifetime of the development commencing in the first planting season after completion or first use of the development, whichever is sooner.

Reason: To ensure that the Coed Cae Mawr woodland is adequately managed.

(12) The development shall be carried out in accordance with the Construction Environmental Management Plan by Roger Parry & Partners and the Construction Phase Traffic Management Plan ref sk02_P1.

Reason: To ensure the construction environment is not harmful to the amenities or wildlife of the locality and to ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(13) Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 13:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of residential amenity

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

Reason: In the interest of highway safety

(15) The access shall be constructed with 2.4 metre by 160 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.

Reason: In the interest of highway safety

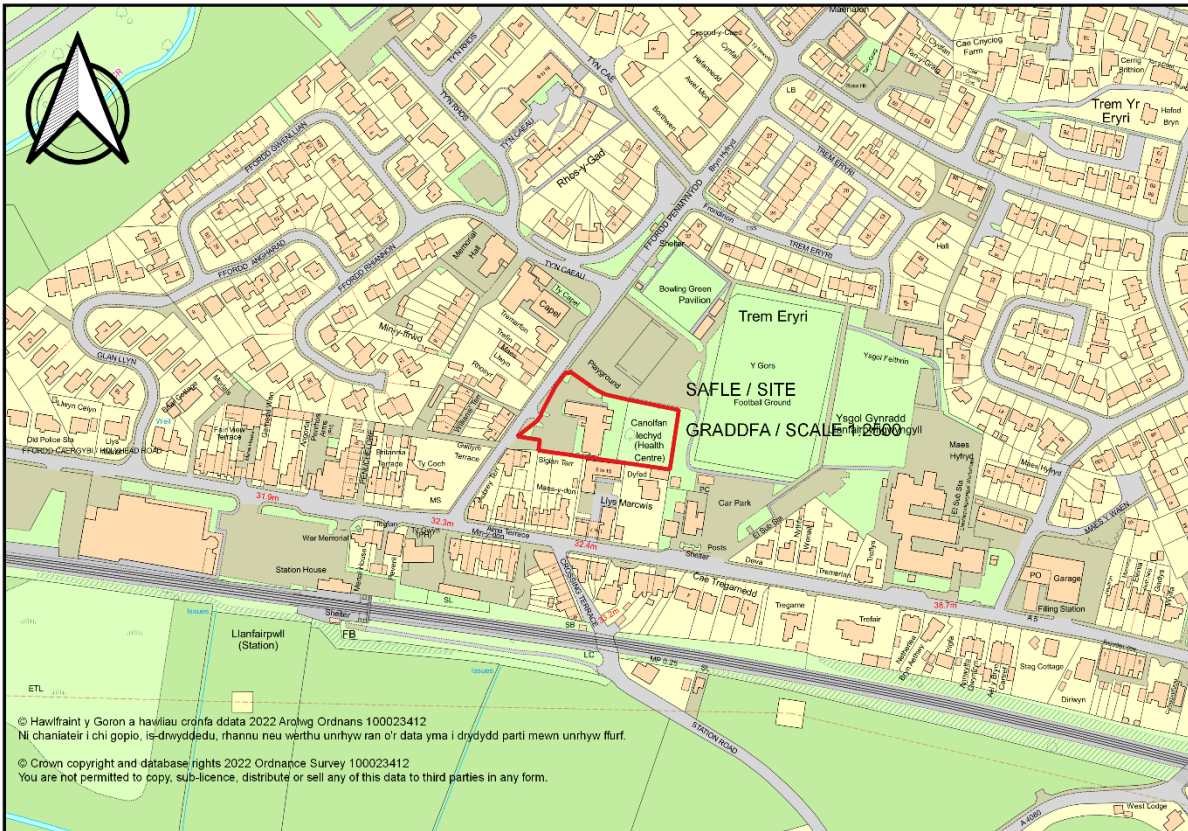
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2021/336

Applicant: Ms. Liz Ormerod

Description: Full application for alterations and extensions to health centre, the construction of new parking spaces together with soft landscaping at

Site Address: Llanfairpwll Health Centre, Penmynydd Road, Llanfairpwll



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the Committee on the request of the Local Member – Councillor Alun Wyn Mummy.

Proposal and Site

The application is made for an extension to the existing Health Centre. Other associated development comprises the creation of five additional car parking spaces together with soft landscaping in the form of a paved path.

The application site is the Llanfairpwll Health Centre, located along Ffordd Penmynydd within the development boundary of Llanfairpwll, as defined by the Joint Local Development Plan.

Key Issues

The key issues are if the proposal complies with current policies, and whether the proposal would have a negative impact on the existing building, the surrounding area or neighbouring residential properties.

Policies

Joint Local Development Plan

Policy ISA 2 - Community Facilities
 Policy PCYFF 2 – Development Criteria
 Policy PCYFF 3 – Design and Place Shaping
 Policy PS 1 – Welsh Language and Culture
 Policy TRA 2 – Parking Standards
 Policy TRA 4 – Managing Transport Impacts

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Technical Advice Note 12: Design (2016)

Technical Advice Note 15: Development and Flood Risk (2004)

Planning Policy Wales (11th edition)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Ymgynghorydd Tirwedd / Landscape Advisor	The trees to be removed (G1 and W1) are not high value amenity trees. Removal of these trees would have negligible effect on wider amenity and it is considered that felling is justified in relation to the proposed extension. Clarification was sought regarding the future status of willow tree TN 1, with the agent confirming that this tree is to be retained, as shown on the proposed site plan.
Iechyd yr Amgylchedd / Environmental Health	Informatives for the applicant.
Dwr Cymru Welsh Water	Informatives for the applicant, and requested a condition regarding surface water.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No response at the time of writing the report.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments regarding relevant policies.
Cynghorydd Meirion Jones	No response at the time of writing the report.
Cynghorydd Alun Wyn Mummery	Supportive of this long awaited application, but called in to Planning Committee due to concerns regarding the parking situation.

Cynghorydd Robin Wyn Williams	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	Supportive of this long awaited application, but concerned over lack of parking spaces.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections if the ecology report is included in the list of approved plans. Acknowledge that bats are present at the application site, but the proposed development represents a lower risk for bats.
Ymgynghoriadau Cynllunio YGC	Initially objected to the application as the site is within an area at risk of flooding from surface water and small watercourses. At their request, a Flood Consequence Assessment was produced, which highlighted that the proposed development would have minimal risk of flooding. No objection during the second consultation period, and provided SuDS advice for the applicant.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objections to the application and requested that a Construction Traffic Management Plan (CTMP) be placed as a condition.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 31/12/2021. Three letters of objection were received during this consultation period. The main points raised were:

- Plans submitted in 2019 had 21 new parking bays whereas this application only has 5
- There doesn't seem to be enough space on site to create the proposed parking spaces
- The car park is not big enough to accommodate the extension and increase in patients
- Object to all the trees being cut down and turned into a car park

In response to these comments:

- The Highways Department have no objections regarding the parking situation
- The agent has confirmed that since Covid the number of patients attending the Health Centre has reduced, which should cause less parking issues
- Plans clearly show that only a small section of woodland to the rear is being removed to accommodate the extension

Following the submission of additional information in the form of a Flood Consequence Assessment and an updated ecology report, a second consultation period started. The latest date for receipt of any representations was the 24/06/2022. At the time of writing this report, two letters of objection had been received. The comments made were:

- 5 new parking spaces not enough, and not enough space to create them
- Existing car park is too small, this extension will make it busier

It is considered that the response to the first consultation period comments address these objections, and the points raised will be further addressed in the main body of this report.

Relevant Planning History

31C285 - Minor refurbishment works and office accommodation including enlarging existing windows at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Approved 15/12/2003.

FPL/2019/284 - Full application for alterations and extensions together to the health centre together with change of use of land to the rear to incorporate an extension to car park at Llanfairpwll Health Centre, Ffordd Penmynydd, Llanfairpwll. Returned to Applicant.

Main Planning Considerations

The main planning considerations are the design and appearance of the extension, its impact on its surroundings, and the acceptability of the parking scheme. Concerns have been raised regarding the inadequate provision of parking spaces on site.

Llanfairpwll Health Centre is located along Ffordd Penmynydd, within the development boundary of Llanfairpwll as defined in the JLDP. The existing car park is located to the west of the health centre, closest to the highway, with a small woodland located to the east. The proposal is for a rear extension to the health centre. This will allow space for an additional five consultation, which will benefit the Health Care staff and the service users.

The extension will extend approximately 7.4m beyond the rear of the Health Centre, and will be 17m wide, set off both side elevations. This extension will have two different roof pitches, one at 7.4m in height and the other at 6m, with all the eaves at 3.3m in height. It is to be finished with render, with some brickwork to the bottom, which is considered acceptable and will integrate into the surrounding built environment. Additionally, the roof tiles will match the existing building, ensuring integration. Each consultation room will have a rear facing window, looking towards the woodland behind, and creating no concerns of overlooking. The extension has been purposefully set 12m away from neighbouring Llys Marcwis flats, which complies with the indicative minimum distances set out in the SPG. It is considered that the proposed development will have no greater impact upon the privacy and amenity of any neighbouring properties, and is compliant with policy PCYFF 2.

The principal of development to a community facility is supported by policy ISA 2, subject to it meeting a set criteria. Criteria i, iv and v of ISA 2 are relevant to this application. As the site is located within the development boundary, is of an appropriate scale and is easily accessible by foot, cycle and public transport, it is considered to comply with policy ISA 2. This application must also give consideration to the Welsh Language under policy PS 1. In regards to this specific application, the agent has confirmed that all signage on the application site is to be bilingual, ensuring compliance with policy PS 1.

Six trees are proposed for removal to accommodate this extension as highlighted in the ecological appraisal. The initial version of the report noted potential for bats in the woodland behind the surgery, and suggested a further tree climbing survey to determine bat presence in the trees to be felled. An updated report confirmed that there were no sign of bats or roosts in the trees proposed for felling, but did confirm bat presence in the woodland. As stated by the landscape advisor, the trees proposed for felling are not of high value, and it is considered that the felling is acceptable to accommodate the extension. During the consultation period, and objection was received from the drainage department as the site lies in an area at risk of flooding from surface water or small watercourses. A Flood Consequence Assessment was produced by the agent, which highlighted that the proposed development has minimal risk of flooding, and is compliant with TAN 15.

This site was subject to a previous application, reference FPL/2019/284, for alterations and extensions to the health centre, together with the change of use of land to the rear to create a car park. This included the removal of all the trees to the rear to create a large car park. This application was returned to the applicant as it was considered unacceptable from an ecological perspective and from the point of view of the Environment Wales Act. The site did not offer adequate space to achieve biodiversity gain in relation to the loss of the whole woodland. This application before us now has taken into consideration the comments from the previous application, with the majority of the woodland to remain.

Objections were received from neighbours and a Local Member regarding the parking situation on site. They are of the belief that this proposal provides inadequate additional parking spaces that the Health Centre needs. The proposal includes the creation of five additional parking spaces, two to the north of the

health centre and three outside the main entrance. It is considered that this application provides ample space for parking, whilst maintaining biodiversity on site. Additionally, the Highways Department had no objections towards the development, which is considered to comply with policy TRA 2. Furthermore, the site is in a sustainable location, and is easily accessible on foot, cycle or by public transport. Llanfairpwll also has public car parks in short walking distance. The agent has also confirmed that since Covid the number of patients attending the surgery has reduced, thus reducing the pressure on the car park.

Conclusion

This development is considered a small scale extension that will provide essential additional space within the Health Centre, which will ease the strain on Health Care staff, and will improve its service to its patients and the wider community. It is a simple design that is subservient to the existing building, and will integrate into the site, creating little or no greater impact upon the privacy and amenity of neighbouring properties.

Regarding the parking situation, it is considered that providing an additional five parking spaces is an improvement on the existing situation. Whilst objections were received regarding this, the Highways Department had no objections, and due to changing medical practices as a result of the Covid pandemic, it is anticipated that less patients will be present at the Health Centre at a given time, reducing the strain on the car parking situation.

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

- 18077 LHC-TACP-EB-00-DR-A-100 Rev P04: Proposed ground floor plan
- 18077 LHC-TACP-EB-01-DR-A-101 Rev P02: Proposed roof plan
- 18077 LHC-TACP-EB-ZZ-DR-A-200 Rev P01: Proposed elevations
- 18077 LHC-TACP-ES-ST-DR-A-702 Rev P01: Proposed site plan
- Enfys Ecology Preliminary Ecological Appraisal and Preliminary Roost Assessment - Version V3 - 23/05/2022
- KRS Environmental - Flood Consequence Assessment - March 2022

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries.**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**

- (v) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vi) The arrangements for loading and unloading and the storage of plant and materials;**
- (vii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;**
- (viii) The working days and hours on site.**
- (ix) The length of time the proposed works will take to complete on site.**

The construction of the development shall be completed in accordance with the approved plan.

Reason: To ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety.

(04) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: ISA 2, PCYFF 2, PCYFF 3, PS 1, TRA 2, TRA 4

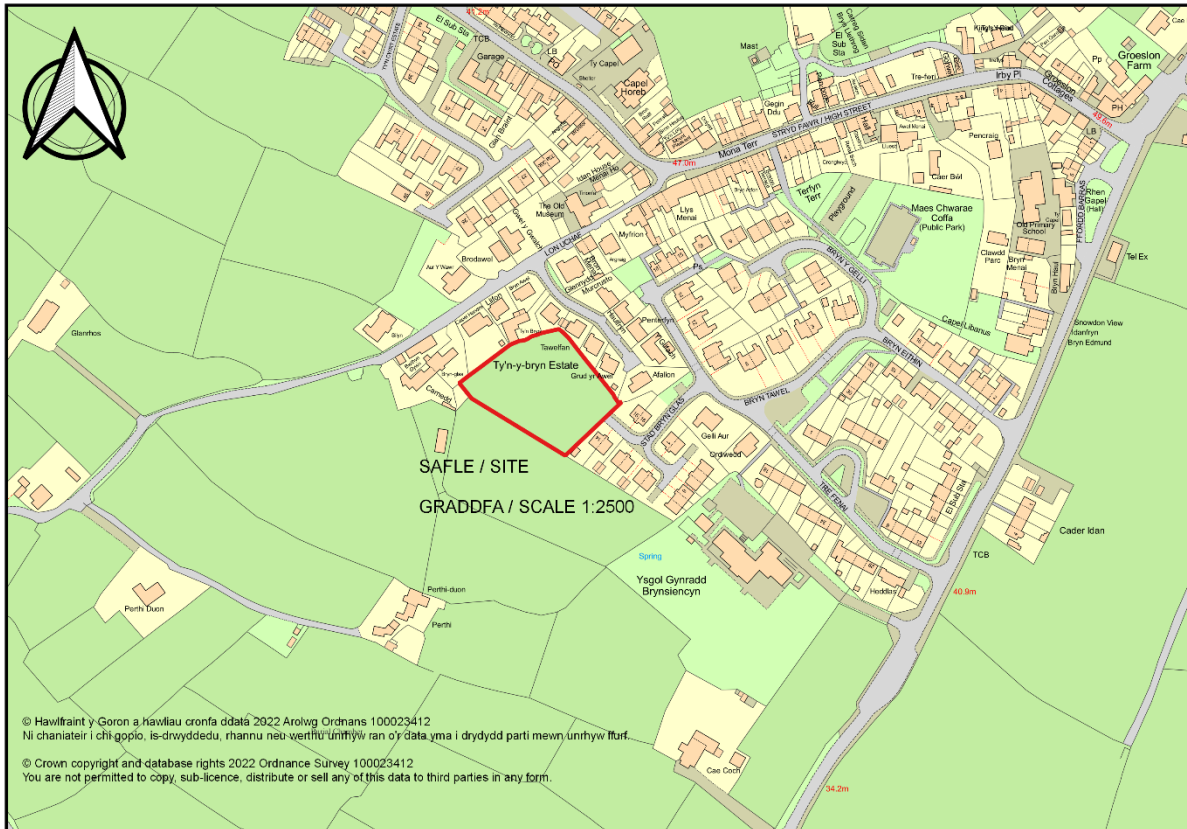
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2022/46

Applicant: DU Construction Ltd

Description: Full application for the erection of 12 dwellings together with the creation of an internal access road and associated works on

Site Address: Land near Bryn Glas Estate, Brynsiencyn



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is reported to the planning committee at the request of the local member due to local concern on density, surface water and highway concerns.

Proposal and Site

The application is submitted for the construction of 12 dwellings together with creation of a new access road which will lead from existing Stad Bryn Glas estate to the south east. The application site comprises of an area of undeveloped land and is bounded by residential properties to the north, east and west with agricultural land located to the south.

The land is located within the settlement boundary of Brynsiencyn as identified within the Joint Local Development Plan (JLDP).

There will be a mixture of single and two storey dwellinghouses across the site with various number of bedrooms. The majority to the dwellinghouses are semi-detached properties together with a detached unit and a row of three dwelling terrace. All units are provided with designated parking and private amenity spaces. As part of the proposed development a public open space will located to the north west.

Key Issues

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

Joint Local Development Plan

Policy TAI 4: Housing in Local, Rural & Coastal Villages

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy TAI 4: Housing in Local, Rural & Coastal Villages

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Policy ISA 2: Community Facilities

Policy ISA 5: Provision of Open Spaces in New Housing Developments

Strategic Policy PS 2: Infrastructure and Developer Contributions

Policy ISA 1: Infrastructure Provision

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

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

Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance

Supplementary Planning Guidance Affordable Housing (2004)

Supplementary Planning Guidance IOCC Deign Guide for the Urban and Rural Environment (2008) "SPG Design Guide"

Supplementary Planning Guidance Parking Standards (2008)

Supplementary Planning Guidance Planning Obligations (Section 106 Agreements) (2008)

Supplementary Planning Guidance Housing Mix (October 2018)

Supplementary Planning Guidance Maintaining and Creating Distinctive and Sustainable Communities.

Supplementary Planning Guidance Open Space in New Residential Development (2019)

Technical Advice Note 2: Planning and Affordable Housing

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 11: Noise (1997)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Welsh Language
 Technical Advice Note 24: The Historic Environment

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Eric Wyn Jones	No response at the time of writing the report.
Cynghorydd Dafydd Roberts	Call in requested due to local concern on density in comparison with surrounding estates, surface water and highway concern.
Cyngor Cymuned Llanidan Community Council	All supportive, need more housing in the village. Concern with construction traffic and need to consider traffic restriction during children going to and returning from school.
Ymgynghorydd Tirwedd / Landscape Advisor	Conditional Approval
Draenio Gwynedd / Gwynedd Drainage	Standard Advice in relation to the need to provide an application to the SAB for approval prior to the commencement of work on site.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice in relation to working hours and contaminated land comments.
Uned Polisi Cynllunio ar y Cyd / Joint Planning Policy Unit	Comments in relation to relevant policies of the JLDP.
GCAG / GAPS	A condition will be required to ensure no development takes place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Gwasanaeth Addysg / Education Service	Confirmation has been received that there is no requirement to provide a financial education contribution.
Strategol Tai / Housing Strategy	Satisfied with the housing mix provided on the site.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval to ensure work is carried out in accordance with the Ecological Survey.
Ymgynghorydd Treftadaeth / Heritage Advisor	Confirmation has been received that the development would not impact upon any statutory designated heritage assets.
Cadw Scheduled Monuments	No response at the time of writing the report.
Gritten Ecology	Conditional Approval, works should proceed in accordance with the ecological survey.

Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Satisfied with the proposal.
Scottish Power Energy Networks	No response at the time of writing the report.
Openreach	No response at the time of writing the report.
Dwr Cymru Welsh Water	Welsh Water raise no concerns in relation to the method of foul drainage proposed.

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 15/03/2022. At the time of writing this report, 8 representations had been received at the department. The key points are summarised below:

- Concerns regarding level of radon gas within the area.
- Concerns regarding the surface water drainage and its impact upon the surrounding land / residential properties.
- Concerns regarding highway safety, vehicular movement and access to the site
- Concerns that the proposed development will have an unacceptable impact upon the amenity of neighbouring properties.
- Concerns regarding the maintenance of the development, in particular landscape.
- Concerns regarding the sewage system.
- Concerns regarding the impact upon ecology and biodiversity.
- Concerns that the construction phase will damage nearby existing properties

In response to the comments raised by neighbours:

- Radon gas will be dealt with by Building Regulations
- The drainage section and Welsh Water have not raised any objection. Due to the size and nature of the development it will be necessary for the developer to provide an application to the SAB for approval prior to the commencement of work on site. This will ensure that a sustainable drainage scheme for on-site surface water is approved prior to the commencement of work on site.
- The Highways Authority are satisfied with the proposed access, highway safety and additional vehicular movement.
- A condition will be placed on the permission to ensure that the landscaping scheme is carried out in accordance with the landscaping plan and another condition will be placed on the permission to ensure a landscape management plan will be agreed in writing prior to the occupation of any dwelling.
- Welsh Water is satisfied with the capacity of the foul sewer in the area
- A preliminary ecological survey has been received with the planning application. Natural Resources Wales are satisfied with the proposal and a condition will be placed on the permission to ensure that the developer complies with the recommendations in the survey.
- There will be some disruption to nearby residential properties during construction; however, a Construction Environmental Management Plan condition will be placed on the permission which will require the applicant to provide further information to the LPA on hours of operation, noise, dust etc. prior to the commencement of work on site.

Relevant Planning History

No relevant history.

Main Planning Considerations

In the JLDP Brynsiencyn is identified as a Local Village under policy TAI 4 (Housing in Local, Rural & Coastal Villages). This policy supports housing to meet the Plan's strategy through suitable unallocated sites within the development boundary and provided that the size, scale type and design of the development corresponds with the settlements character. This site lies within the Brynsiencyn development boundary as identified in the JLDP and is not allocated in the Plan for any specific land use. The proposal can therefore be considered against Policy TAI 4.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The density of this proposal (12 units) is approximately 31.6 units per hectare which complies with the requirements of the Policy.

Affordable Housing

Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 30% affordable housing for 2 or more units within Local Villages such as Brynsiencyn. This would equate to 3.6 dwellings having to be affordable.

It is also worth noting that at the time of writing the report, it is the developer's intention to make the development 100% affordable, although this cannot be legally secured and the additional 70% affordability is at the developers discretion. A Section 106 will state that if the site is developed for a private developer there would be a need to provide 30% affordable housing and they would need to identify which dwellings would be affordable before commencing work on site, if this site is developed for a Registered Social Landlord then the site will be 100% affordable'.

Housing Considerations

The indicative supply level for Brynsiencyn over the Plan period is 29 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period of 2011 to 2021, a total of 2 units have been completed in Brynsiencyn. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2021 stood at 18 units). When considering all this information together, there is insufficient capacity within Brynsiencyn for the proposed development.

The Plan's Monitoring Framework will consider the number of units that are completed annually in order to determine if the Plan is achieving the housing requirement. Annual monitoring will also allow the Councils to determine what type of sites will supply housing i.e designation or windfall sites. The focus will be on the units completed rather than permissions. As well as this, the Monitoring Framework will try to assess if the Plan's Settlement Strategy is being achieved. This indicator looks at housing consents. Policy PS 17 in the Plan states that 25% of the Plan's housing growth will be located within Villages, Clusters and open countryside. The indicative growth level (including 10% slippage) for Villages, Clusters and open countryside is 1953 units. 1,422 units were completed between 2011 and 2021 in the Villages, Clusters and open countryside category and that 708 were in the land bank (and likely to be developed).

This data reflects the fact that the Plan has inherited a number of approvals given by the Local Planning Authority on the basis of previous development plans and relevant planning considerations. Some of these approvals correspond with the adopted JLDP. Therefore, currently, the approval of this site can be supported by the expected provision within the Villages, Clusters and open countryside category. However, as the settlement will exceed its expected level of growth on windfall sites through units completed in the period 2011 to 2021.

It is therefore concluded there is currently a shortfall of 11 units in Brynsiencyn and therefore, the proposal to provide 12 dwellings would contribute towards meeting the need for windfall housing sites in

Brynsiencyn. However, the response of the Local Authority's housing department confirmed that they are satisfied that there is a large demand for affordable dwellings in the area. As such, the proposed development will provide affordable housing and therefore it is considered that the development is reasonably justified in addressing a recognized need for affordable housing.

Appropriate Housing Mix

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

The proposed development offers a mixture of single and two storey dwellinghouses which can accommodate various number of bedrooms and occupants. Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community.

The mixture include six 2 bedroom houses, four 3 bedroom houses, 1 two bedroom house and 1 four bedroom house.

Regard is given to the Local Housing Market Assessment (LHMA), Council Housing Register and Tai Teg Register to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market.

The proposal would increase the provision of detached, semi-detached and terraced houses in Brynsiencyn. With regards to the provision of detached and semi-detached houses, this increase in provision would contribute towards actions set out within the LHMA. The proposal seeks to develop 4 types of houses on the site (2 types of 2 bedroom houses as well as 3 and 4 bedroom units) which would also correspond with the actions set out within the LHMA. Whilst the community has a slighter higher % of second homes / holiday accommodation compared with the Island wide figure the fact that the proposal is for affordable units means they will not be used for this purpose. The proposed housing mix would complement the housing mix provided within the area and in light of the above, it is considered that the proposal can be supported on the grounds of need in the locality.

The Housing Service have confirmed that the housing mix being proposed is acceptable.

Welsh Language and Culture

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 11, 2021) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

In line with criterion (1b) of Policy PS 1 'Welsh Language and Culture' since this development would cumulatively provide more than the overall indicative housing provision for the settlement, a Welsh Language statement should be submitted in support of the application. It is noted that a Welsh Language Statement has been submitted with the application.

The Policy and Welsh Language Manager has assessed the application including the submitted the submitted assessment and is of the view that the impact upon the Welsh Language will be comparatively

low and the fact that the dwelling houses will be 100% affordable will mean that the occupiers will remain local.

Provision of Open Spaces in New Housing Developments

As this is a development of 12 dwelling houses it triggers Policy ISA 5, which states that: "New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust (FiT) benchmark standards of 2.4 hectares per 1000 population."

The Open Spaces in New Residential Developments Supplementary Planning Guidance (SPG) (March 2019) states that the benchmark standard proposed by the FiT consists of a minimum 2.4 hectares per 1000 population.

Following an assessment of the proposed development and the surrounding area it is considered there is sufficient open space provision within the community to meet the needs of this proposed development therefore no new provision of open spaces or financial contribution will be required. However the proposal does include a public open space area of approximately 445 square metres within the application site.

Infrastructure Policy

Policy ISA 1 seeks adequate infrastructure capacity and where this is not provided by a service or infrastructure company, this must be funded by the proposal. Specifically for this type of development consideration is given to the capacity within local schools to accommodate the anticipated number of children on the site. It is also important to consider the effect of the proposed development on the capacity of local schools. The cumulative impact of other developments in the schools' catchment areas is also taken into account when assessing whether an education contribution should be made. The Lifelong Learning Department of Anglesey Council have confirmed that no commuted sum is required in this instance.

Character of the area:

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

The development is located within the settlement of Brynsiencyn adjoining existing dwellinghouses. Within this context, achieving the correct design and appearance is important and it is noted that a mixture of development are located within the vicinity. These include a mixture of single and two storey dwelling of various designs.

The design and appearance (a mixture of off white render, grey brick and slate roof) of the proposed units are considered acceptable in terms of their impact on the townscape which will acceptably integrate into the surrounding area. The proposed development includes a mixture of detached, semi-detached dwellinghouses together with a row of terrace housing. It is considered that the proposed development will not harm the character of the area and reflect the relatively dense residential pattern of development within the immediate locality.

Effect upon the amenities of neighbouring properties:

The impact of the proposal, in particular upon the amenity of nearby land users should be considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration should be given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

Regard has been given in terms of overlooking / loss of privacy and the effect on the outlook of adjacent residential properties. Existing dwellinghouses are located along the northern and western and eastern boundaries of the application site.

Hedgerows will be retained along the sites north eastern, north western and south western boundaries. It is considered these already acts as sound existing mitigation features against the impact upon nearby residential properties. Additional tree planting is also proposed along these boundaries.

Plots 1 – 8 all adjoin the southern boundary which is adjacent to an open agricultural field. However, plot 1 is also located on the south east corner and adjoining an existing dwelling house at Stad Bryn Glas. Careful consideration is therefore given to the amenities of the dwellinghouses.

No windows are being proposed on the eastern elevation of Plot 1. Although a section of the existing hedge will be cut back at the south east corner, a 1.8 meter timber fence is being proposed along the boundary between Plot 1 and existing dwelling.

Plots 9 – 12 are located on the north western boundary of the site. These units all adjoins existing, predominately single storey residential properties located at the north east and north western boundaries.

Amended plans have been received from the agent and all properties now comply with the proposed residential dwellings comply with distances set out in the Supplementary Planning Guidance (Design for the Urban and Rural Environment).

In addition, since existing hedgerows are being retained together with the erection of a 1.8 meter high fence along the north western and north eastern boundaries, it is not considered the proposed dwellinghouses will have a detrimental impact upon the amenities of nearby dwellinghouses.

To conclude, by virtue of the separation distanced between the dwelling, the orientation of the proposed units and existing boundary treatments, it is not considered that the proposed development will have a detrimental impact upon the nearby dwellinghouses or future occupants of the proposed affordable units. Conditions will be attached to any permission to including measures to mitigate against the impact during the construction phase.

Local Highways Authority:

As previously noted, the application will be served from an existing estate road to the south west of the site. Vehicles will travel through three separate existing residential estate which are already linked. These include Stad Bryn Glas, Bryn Tawel and Tre Fenai.

The access road will follow the run through the site towards the north west which will include pedestrian footways which will serve future occupiers. Each dwelling will be allocated two private spaces except for the four bedroom dwelling which will be provided three. Five adenoidal spaces are also provided which could be used as an overflow or by visitors.

The application is accompanied by a Transport Statement which considers the vehicle movement expected to be associated with the proposed development, It concludes that the development would not be expected to cause detriment to the existing highway network as vehicle movements are expected to remain fairly low.

The Local Highways Authority have assessed the application and are satisfied with the proposed development subject to appropriate conditions.

Sustainability:

Policy PS 5 (Sustainable Development) supports development which is consistent with sustainable development principle, where appropriate, development should “Reduce the need to travel by private transport and encourage opportunities for all user travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic policy PS 4;” (Bullet point 12, Policy PS 5)”

It is considered that the policies contained within the JLDP are consistent with national planning policy in terms of its approach to sustainable development principles. Paragraph 3.39 of PPW (Edition 11, 2021) states;

“In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.”

This is further supported by paragraph 3.11 of Technical Advice Note 18: Transport, which states “Development in rural locations should embody sustainability principles, balancing the need to support the rural economy, whilst maintaining and enhancing the environmental, social and cultural quality of rural areas. Most development should be located in places accessible by a range of travel modes.”

As previously noted, the application site is located within the development boundary and therefore will naturally be located near sustainable means of travel and facilities. The site is located within a short walking distance to the nearest bus stop, which links Brynsiencyn to Menai Bridge, Llangefnï and other key destinations.

The application site is also within walking distance to facilities within the village including the local primary school, pub, café, shop and a take away establishment and is within walking distance of the public right of way which links to the Coastal Path.

It can therefore be concluded that the proposed development would be in accordance with PPW, TAN 18 and the JLDP, in terms of being in a sustainable location.

Drainage:

In accordance with Policy PCYFF 6 (Water Conservation), as the proposal exceeds the threshold of 10 units, a Drainage Strategy has been submitted with the application. The document provides details of how the development will satisfactorily address how suitable discharge of surface water and foul effluent generated by the proposed development will be dealt with.

The application site is not located within a Flood Zone. Nevertheless, the proposed development will require sustainable drainage to manage on-site surface water. Surface water drainage systems must be designed and built in accordance with mandatory standards for sustainable drainage published by Welsh Ministers. The proposal entails the inclusion of soakaways. Due to the size and nature of the development it will be necessary to provide an application to the SAB for approval prior to the commencement of the building work.

The foul water from the site will discharge into public water sewer. Welsh Water have been consulted regarding the application and not raised any objection to this method of disposing of foul water.

Ecology:

Policy AMG5 of the JLDP ensured that proposal must protect and where appropriate enhance biodiversity that has been identified as being important.

A Preliminary Ecological Appraisal has been submitted with the application which confirmed that no protected species were recorded during the survey but there is potential for nesting birds to be present

within the two boundary hedgerows at the appropriate time of years. There is also potential for bats to be using these features as flight corridors. Some precautionary measures have therefore been recommended in regard to lighting along these features and access the site as a whole.

It is recommended to retain the hedgerow boundaries as their removal could have a negative impact on Biodiversity and on protected species such as bats. The existing hedgerows are being retained as part of the proposal.

Biodiversity enhancement is proposed by way of species rich native hedge planting along the south eastern and north western boundaries along with bat tubes on the proposed dwellings.

The Authority's ecologist together with Natural Resources for Wales have assessed the application and are satisfied that the appraisal and mitigation / enhancement measures being proposed. Conditions will be imposed accordingly to secure that the measures outlined within the Preliminary Ecological Assessment are carried out accordingly.

Landscape:

The site is an agricultural enclosure within the development boundary adjacent to residential areas. The Anglesey Area Of Outstanding Natural Beauty (AONB) lies to the east of the village. The site is considered well enclosed from longer views to the southwest and the AONB.

The application is accompanied by detailed landscaping plan which seeks to retain existing hedge boundaries as well as incorporating new tree planting around the site boundaries together with internal landscaping.

The Landscape Specialist together with NRW have assessed the application and are satiated with the proposed development. Conditions will be attached to any permission to ensure that the proposed landscaping scheme will be carried out within the first planting season after completion or first use of the development, whichever is the sooner. The condition will also insist that the landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

A separate condition will also be attached to ensure that landscaping scheme will be managed accordingly. This will including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens.

Conclusion

In summary the proposal for 12 residential units on this site aligns with material policies and is acceptable having weighted the material considerations described in the report.

Recommendation

That the application is permitted subject to the following conditions:

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

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

(02) No development shall commence until a detailed method statement for the removal, disposal and eradication of Montbretia on the site has been submitted to and approved in writing by the

Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

Reason: To control and prevent any invasive species present on the site.

(03) The site shall be landscaped strictly in accordance with Stiwdio Owens Soft Landscape Design 646-STO-00-00-DR-L-0001 P03 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

(04) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

Reason: In accordance with Joint Local Plan Policy PCYFF 4.

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

The sustainability of the construction methods to be employed;

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

Working hours during the construction

Dirt and dust control measures and mitigation

Noise, vibration and pollution control impacts and mitigation;

Existing hedge and tree protection measures.

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

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

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

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

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

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

(07) The dwellings shall not be occupied until the access road shown on plan BSC-SAL-A1-ZZ-DR-A-0003 Rev P6 has been constructed to the base course level.

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

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

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

(09) No surface water from within the development shall discharge onto the highway.

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

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

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

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

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

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

- (i) The routing to and from the site of construction vehicles, plant and deliveries, including any Temporary Traffic Management Measures and Traffic Regulation Orders necessary to facilitate safe construction of the scheme including any advance, preparatory and demolition works;**
- (ii) The type size and weight of construction and delivery vehicles to be used in connection with the construction of the development, having regard to the geometry, width, alignment and structural condition of the highway network along the access route to the site;**
- (iii) The timing and frequency of construction and delivery vehicles to be used in connection with the development, having regard to minimising the effect on sensitive parts of the highway network and construction routes to the site, including regard for sensitive receptors e.g. schools and network constraints;**
- (iv) Identification of the routing strategy and procedures for the notification and conveyance of 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 of street furniture;**
- (v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**
- (vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**
- (vii) The arrangements for storage of plant and materials and the loading and unloading of plant and materials**

(viii) Details of measures to be implemented to prevent mud and debris from contaminating the adjacent highway network;

Reason: To ensure reasonable and proper control is exercised over construction and demolition traffic and construction activities in the interests of highway safety.

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

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

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

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

(15) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the use hereby permitted is commenced.

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

(16) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the development hereby approved whichever is the sooner.

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

(17) The details to be submitted for approval in writing by the Local Planning Authority shall include:

- the proposed road layout and typical construction details based on ground investigation information to verify its adequacy.

- the location and the type of street lighting furniture.

The development shall be constructed with in accord with the details that have been approved in writing by the Local Planning Authority under the provisions of this planning condition.

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

(18) No development shall commence until measures are in place to secure the future maintenance of the access and estate roads in accordance with details previously submitted and approved in writing by the local planning authority "Management and Maintenance Plan". The Management and Maintenance Plan for the lifetime of the development shall include the arrangements to secure the operation of the scheme throughout its lifetime. The access and estate roads shall thereafter be maintained in accord with the Management and Maintenance Plan

approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority

(19) The application site shall be developed strictly and entirely in accordance with the Preliminary Ecological Assessment by Cambrian Ecology dated 9th November, 2021.

Reason: In the interests of ecology.

(20) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason: To protect the health of future occupiers of the site from any possible effects of contaminated land, in accordance with Local Planning Policy.

(21) Notwithstanding the roofing material as shown on the plans submitted with planning application FPL/2022/46. Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: In the interests of amenity.

(22) (a) No development (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in strict accordance with the approved details.

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

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2018 and TAN24: The Historic Environment. 2) To ensure that the work will comply with Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

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

- **Location Plan BSC-SAL-A1-ZZ-DR-A-0001 Rev P2**
- **Transport Statement Location Plan – 004 Rev P01**
- **7P4B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0013 Rev P3**
- **4P2B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0010 Rev P2**
- **4P2B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0011 Rev P2**
- **5P3B House Elevations and Floorplans - BSC-SAL-A1-ZZ-DR-A-0012 Rev P2**
- **Proposed Site Plan - BSC-SAL-A1-ZZ-DR-A-0003 Rev P6**
- **Proposed – Site Boundary Plan - BSC-SAL-A1-ZZ-DR-A-0004 Rev P3**
- **Proposed Streetscene Elevations - BSC-SAL-A1-ZZ-DR-A-0005 Rev P2**
- **Planning 3D View 1 - BSC-SAL-A1-ZZ-DR-A-0006 Rev P3**
- **Planning 3D View 2 - BSC-SAL-A1-ZZ-DR-A-0007 Rev P3**
- **Soft Landscape Design – 646-STO-00-00-DR-L-0001 Rev P03**

- **Soft Landscape Details - 646-STO-00-00-DR-L-0002 Rev P00**
- **Section 38 Highway Construction Details – 017 Rev C01**
- **Section 38 Highway Setting Out Layout – 015 Rev C02**
- **Section 38 Highway Long Sections – 016 Rev C01**
- **Section 38 Highway Adoption Layout – 023 Rev C02**
- **S38 Surface Finishes and Kerbing Layout – 014 Rev C02**
- **Plot Setting Out Layout – 020 Rev C02**
- **Section 104 Agreement Layout – 009 Rev C03**
- **Proposed Areas Plan – 008 Rev C01**
- **Transport Statement Zoning Plan – 003 Rev C01**
- **Finished Levels and Retaining Walls Layout – 013 Rev C02**
- **Proposed Drainage Details Sheet 1 – 010 Rev C01**
- **Infiltration Rate Zoning Plan – 022 Rev C02**
- **Proposed Flood Routing Plan – 007 Rev C02**
- **Preliminary Ecological Assessment – Cambrian Ecology Ltd dated 9.11.21**
- **Welsh Language Statement – February 2022**
- **Design and Access Statement – February 2022**
- **Drainage Strategy – November 2021 Rev P01**
- **Transport Statement – October 2021 Rev P03**

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

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