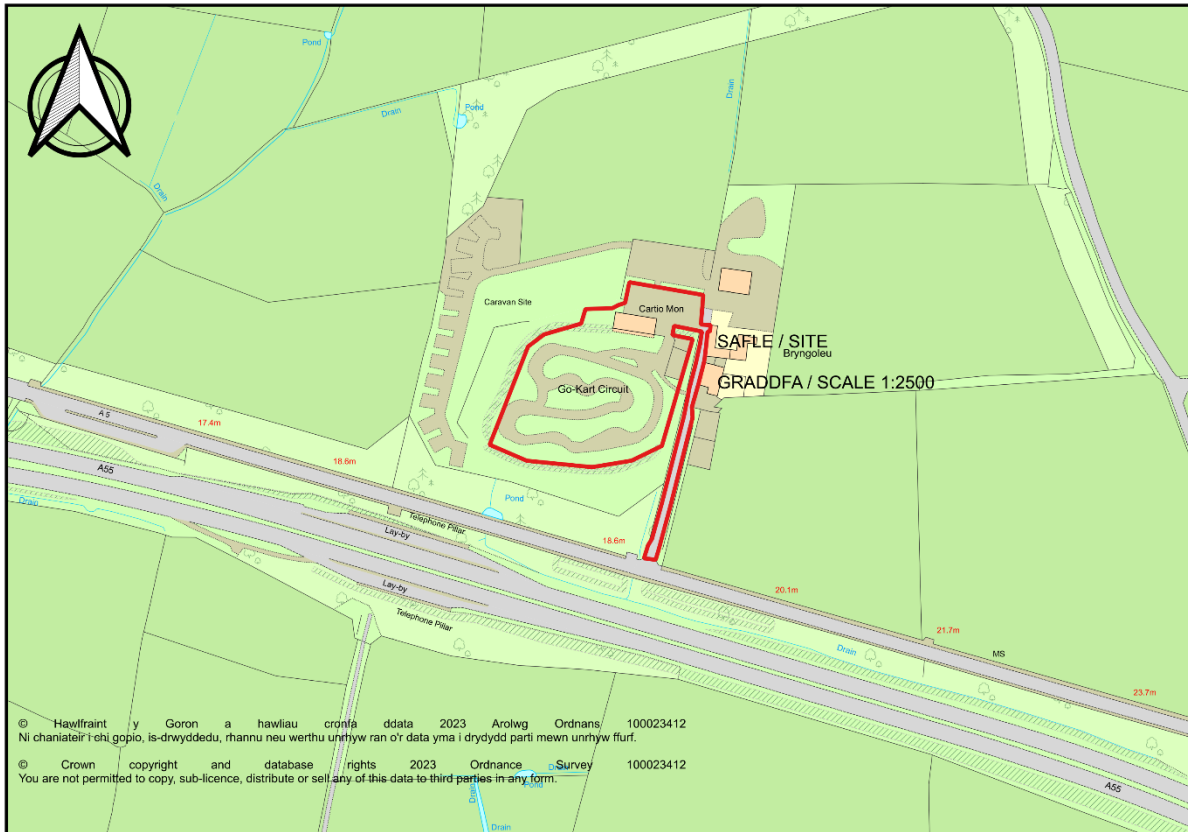


Application Reference: VAR/2023/59

Applicant: Mr Martin Neil Williams

Description: Application under Section 73A for the variation of condition (04)(Seasonal use) of planning permission reference FPL/2021/30 change of use of existing Cartio Môn site into touring caravan site with 20 touring caravan pitches together with construction of a private road) so as to allow all year round use of site as touring caravan site at

Site Address: Bryn Goleu Touring Caravan Site, Bryngwran



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

Recommendation: Refuse

Reason for Reporting to Committee

The application is reported to the planning committee at the request of local member Gwilym Jones.

At the committee meeting held on the 1st November, 2023, members resolved to approve the application contrary to officer recommendation. The given reasons were as following;

- **Proposal is in line with Policy TWR 5 as the policy does not specifically prohibit year-round use of touring caravan sites.**

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that:

"Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that;

"The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

Interpretation of TWR 5

As mentioned above, members resolved to approve the application contrary to officer recommendation on the grounds that they interpret policy TWR 5 in such a way that does not prohibit year round use. Significant attention was drawn by members to the committee report at the Committee held on the 1st November, which stated that the policy does not explicitly note that year round use is prohibited. Whilst this is indeed true (as otherwise the application would be a departure), it must be realised that seasonal use has always been the core of the policy. This is reiterated in the policy, with the title of the policy being 'touring caravan, camping and temporary alternative camping accommodation'. Permanent/year round uses are considered under policy TWR 3, which does not include touring caravans. In addition to this, the policy criteria makes reference to units having to be able to be removed off site out of season. Should the policy allow year round use, there would be no mention of a 'season' within the policy.

The department would additionally draw the members attention to paragraph 6.3.83 of the policy which states 'When not in use and during the winter months all units should be removed from the site. Touring caravan and camping sites are considered acceptable in land use planning terms as having less impact on the landscape than static caravans sites because, by their very nature, they have transient features which do not impose permanent, year round effects on the local environment'. Again, the policy does not explicitly state that year round use is not permitted, but the policy explanation is obvious in that all units should be removed from site in the winter months and thus sets out that there is a 'season' and that year round use is not supported by the policy. In addition to this, the department sought further guidance from both the council solicitor and the policy department, both clearly stated that year round use is not supported by the policy. As such, the department do not consider that the members have any reasonable grounds to state that TWR 5 permits year round use. Indeed, it is evident from the contents of the policy that it is not supported. Approval of this application on the grounds that TWR 5 supports year round touring use would set a precedent that would severely undermine the policy and the Planning Departments ability to implement the policy as it was intended.

Following the resolution of the Planning Committee on the 1st November 2023, other caravan site owners and operators have been in touch with the Planning Department asking if they could change to 12 month operation. Approval of this scheme would pose a significant risk in setting a precedent for any similar application in the future.

Conclusion

The scheme is contrary to TWR 5 of the JLDP and there are no other material considerations that indicate the decision should be otherwise than one of refusal. Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that both planning departments and planning committees alike make planning decisions in line with the Local Development plan unless material considerations indicate otherwise. The members have not presented any material reasons which indicate that a decision should be made contrary to the Development Plan. The reason given by local members for approving the scheme was in relation to policy interpretation and has been disproved by the legal and policy department opinions received and as such the department does not consider the members reason is correct or proper in planning terms. The department also wishes to note that they have received verbal communication from local planning agents stating that they are closely monitoring the outcome of this application and have clients who are eager to also run year round touring sites.

Recommendation

Refuse for the following reason;

(01) The scheme by virtue of proposing year round touring use of the site would be contrary to policy TWR 5 of the Anglesey and Gwynedd Joint Local Development Plan (2017).

Application Reference: FPL/2023/42

Applicant: Gary Poole

Description: Full application for the demolition of the existing dwelling together with the erection of two new dwellings at

Site Address: Treiddon, Beach Road, Menai Bridge.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member - Councillor Robin Williams.

At the meeting held on the 1st November 2023, members resolved to visit the site. The virtual site visit took place on the 15th November 2023 and members will now be familiar with the site.

Proposal and Site

The application is for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Beach Road, Menai Bridge.

The application site is located between Beach Road and Cambria Road within the designated Conservation Area and within the Setting of the Grade I listed Menai Suspension Bridge.

Key Issues

The key issues are whether the development is in compliance with local and national planning policies and whether it is acceptable in terms of design, siting, scale, appearance, highway safety and impact upon the character and appearance of the designated conservation area.

Policies

Joint Local Development Plan

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
 Strategic Policy PS 1: Welsh Language and Culture
 Policy TRA 2: Parking Standards
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy TAI 2: Housing in Local Service Centres
 Policy AMG 5: Local Biodiversity Conservation
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Planning Policy Wales (Edition 11, February 2021)

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 24: The Historic Environment (2017)

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

Menai Bridge Conservation Area Character Appraisal SPG (2012)

Response to Consultation and Publicity

Consultee	Response
Iechyd yr Amgylchedd / Environmental Health	Comments in relation to environmental considerations.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection/condition.
Ymgynghorydd Treftadaeth / Heritage Advisor	No objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to ecology and biodiversity matters.

Cynghorydd Robin Wyn Williams	Request that the application be referred to the Planning and Orders Committee for determination.
Cyngor Tref Porthaethwy / Menai Bridge Town Council	Objection.
Polisi Cynllunio / Planning Policy	Comments and advice in relation to the relevant policy framework.
Cyngor Gwynedd Council	No comments.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Dwr Cymru Welsh Water	No objection.
Ymgynghoriadau Cynllunio YGC	Comments in relation to SuDS requirements and flood risk.
Cynghorydd Sonia Williams	No response at the time of writing the report.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Welsh Language Statement acceptable and meets the requirements of the policy.

The application was afforded two means of publicity. These were the posting of personal notification letters to the occupiers of the neighbouring properties and the publication of an advert in the local press. The latest date for the receipt of representations was the 19/07/2023. At the time of writing this report, 18 representations had been received and the main points are summarised below:

- Existing dwelling is structurally sound and occupied. / *There is no policy requirement in relation to this development that requires it to be demonstrated that the existing building cannot be retained or that it is not economically feasible to do so. Policy TAI 13 is not relevant to this development which is not for a replacement dwelling but rather the development of two dwellings in lieu of one, however in any case, criterion 4 which requires that it be demonstrated that the existing dwelling is not capable of retention or that it is not economically feasible to do so applies only to development outside development boundaries.*
- Concern regarding disruption during demolition/construction works i.e. road closure/obstruction, noise, dust, pollution etc. / *It is inevitable that some disruption will occur during the development works, however this is not sufficient grounds in itself to refuse permission. The consent will be subject to conditions requiring the submission of a Construction Traffic Management Plan and a Construction Environmental Management Plan.*
- Concern regarding impact on Conservation Area and nearby Listed Buildings/structures / *Addressed in the main body of the report.*
- Concerns regarding design, scale, appearance, materials would be out of keeping with the character of the area. / *Addressed in the main body of the report.*
- Concern regarding impact on SSSI. / *The permission will be subject to a condition requiring the submission of a Construction Environmental Management Plan.*
- Concern regarding impact on AONB / *The site is not located in an AONB.*
- Concern regarding impact on wildlife/biodiversity / *A Protected Species Survey has been submitted with the application which found no evidence of bats using the property, however biodiversity enhancements are proposed as required by Section 6 of the Environment Wales Act 2016/*
- Concern that the property would be used as holiday homes / Air B&B / *The application is for the development of 2 dwellings, however consent would not be required for their use as second homes or short term holiday lets unless the Authority adopts an Article 4 direction removing permitted development rights for changes of use between dwellings, second homes and short term holiday lets.*
- Concern regarding parking/traffic / *The highways department have been consulted on the proposal and have raised no objections.*
- Concern regarding the affordability of the properties / *As the proposal leads to one additional dwelling it does not exceed the threshold which would trigger a requirement for affordable housing.*

- Concern that they will become HMO's / *Further planning permission would be required for a change of use to HMO's.*

Site is in a high radon gas area / *Any issues in relation to radon gas will be dealt with by Building Control under other legislative provisions, nevertheless, the permission will be subject to a condition requiring the submission of a remediation strategy in the event that any contamination is found on the site,*

- Concern regarding potential loss of light, privacy and amenity of neighbouring properties. / *It is not considered that the proposal will give rise to significantly greater impacts than currently existing from the existing dwelling.*

- Concern regarding the risk to existing properties from demolition and excavation works. / *Concerns in this regard have been addressed through the submission of an addendum to the Structural Survey. In any case the developer would be liable for any damage caused to adjacent properties as a result of the development works.*

- Concern regarding increased noise, disturbance etc from additional dwelling. / *It is not considered that the development of one additional dwelling would give rise to significantly greater impacts in terms of increased noise, disturbance, activity etc.*

Relevant Planning History

39C401 - Estyniad i'r annedd / Extension to dwelling at Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Caniatáu/Granted - 06.10.05

FPL/2022/12 - Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd yn / Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling at - Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Gwrthod / Refused 30.08.2022

CAC/2022/1 - Cais Ardal Gadwraeth i ddymchwel yr annedd bresennol ynghyd â chodi annedd newydd yn / Conservation Area Consent for the demolition of the existing dwelling together with the erection of a replacement dwelling at - Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Gwrthod / Refused 20.06.2022

CAC/2023/1 - Cais Ardal Gadwraeth i ddymchwel yr annedd bresennol ynghyd â chodi dau annedd newydd yn / Conservation Area Consent for the demolition of the existing dwelling together with the erection of two new dwellings at - Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Caniatáu/Granted 18.05.2023

Main Planning Considerations

The application site is located within the development boundary of the Local Service Centre of Menai Bridge and therefore accords with policy PCYFF 1.

The subject building is also within the designated Conservation Area and within the Setting of the Grade I listed Menai Suspension Bridge.

The development already benefits from Conservation Area Consent which was granted on 18.05.2023 under application reference CAC/2023/1.

The proposed development site is located between Beach Road and Cambria Road near the foot of Menai Bridge directly overlooking the Menai Strait. The site is prominent when viewed from the mainland and from the span of the Menai Suspension Bridge. To the rear of the building is situated the c1686 grade II* listed former ferry house *Cambria*.

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance.

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental

context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

Criterion 1 requires that it complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment.

Criterion 2 requires that it respects the context of the site and its place within the local landscape, including its impact on important principle gateways into Gwynedd or Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges.

Criterion 3 requires that it utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with policy PCYFF 4.

Criterion 6 requires that its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution.

JLDP Policy PCYFF 4 requires that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should, where relevant:

1. Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment or Seascape Character Area Assessment;
2. Demonstrate how the proposed development respects the natural contours of the landscape;
3. Demonstrate how the proposed development respects and protects local and strategic views;
4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;...

Strategic policy PS 20 relates to preserving and where appropriate enhancing heritage assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance the following (relevant) heritage assets, their setting and significant views into and out of the building/area will be granted:

2. Listed Buildings and their Curtilages
3. Conservations Areas (in line with Policy AT1

Policy AT 1 relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens and states that proposals within or affecting the setting and/or significant views into and out of Conservations Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens must, where appropriate, have regard to:

1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies
2. World Heritage Site Management Plans
3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales

Proposals should be supported by a Heritage Impact Assessment, where appropriate.

The proposed contemporary replacement buildings demonstrates a significant design improvement upon the previously refused application (Refs. FPL/2022/12 & CAC/2022/1) where a design of flat roof modern box architecture dominated by full glazing to South elevation and wrap around contemporary cladding marred the local architectural character.

The current proposed scale, form, height, and design including gable end frontages and greatly reduced fenestration facing the Strait allow for a far better assimilation with the surrounding historic architecture.

The proposed two gable end frontage reflects the existing variation in roof pitch and heights found within this part of the conservation area and the proposed design approach is considered to be comparable with surrounding building forms fronting the Strait.

The initial proposals were amended so as to propose slate roofs, coloured render walls, and Moelfre masonry instead of metal roof and large expanse of wall cladding. Whilst the proposed design retains some new wall cladding, its location under partially recessed apexes to front elevation will significantly reduce its notable presence and visual impact. It is considered that these amendments allow the proposals to successfully integrate with the local architectural detailing and historic context.

The proposed design also retains the currently restrained outward views from the conservation area (Cambria Road) towards the historic Menai Suspension Bridge. Inward views of the historic conservation area, from the Menai Suspension Bridge and the mainland, would also not be adversely impacted as the form, height, scale and materials of the proposed dwellings are in-keeping with the surrounding buildings.

The impacts of the proposals upon the setting of adjacent or nearby listed buildings are not considered to be significant with the proposed scale, form, height and materials being similar to those found within the conservation area.

Furthermore, it is not considered that the proposed development would harm the character and appearance of the conservation area.

Consequently, it is considered that the development accords with the provisions of JLDP policies, PCYFF3, PCYFF4, PS20 and AT1.

The demolition of the existing dwelling and erection of 2 new dwellings results in the creation of 1 new dwelling. The proposal in this regard must therefore be assessed under the provisions of policy TAI 2 of the JLDP.

Menai Bridge is identified as a Local Service Centre under the provisions of Policy TAI 2 of the JLDP. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

The indicative provision for Menai Bridge over the Plan period is 115 units (74 units on allocated sites and 41 units on windfall sites) (which includes a 10% 'slippage allowance', which means that the calculation has taken account of potential unforeseen circumstances that could influence delivery of housing due to, e.g. land ownership issues, infrastructure constraints, etc.). During the period of 2011 to 2022, a total of 70 units have been completed in Menai Bridge (15 on allocated sites and 55 on windfall sites). The total landbank (windfall and allocated sites), i.e. sites with existing planning consent, and likely to be developed at April 2022 stood at 49 units). When considering all this information together, there is insufficient capacity within Menai Bridge for this additional windfall unit.

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 22% of the Plan's housing growth will be located within the Local Service Centres. The indicative growth level (including 10% slippage) for Local Service Centres is 1754 units. 906 units were completed between 2011 and 2022 in all Local Service Centres and that 557 units were in the land bank. This means that there is a current shortfall of 291 units. Currently, therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

However, as the settlement can achieve its expected level of growth on sites through units completed, implementation of the current land bank and development of the allocated site, this application will need to be justified outlining how the proposed development is addressing the needs of the local community.

Further information has been submitted to justify the need for this proposal in Menai Bridge which has been reviewed by the Policy Officer who has confirmed that the submitted information is acceptable and that the proposal is justified and would meet the needs of the local community.

In addition 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.

A Welsh Language Statement has been submitted and reviewed by the Policy and Welsh Language Manager who has confirmed that the submitted information is sufficient and meets the requirements of the policy.

The Highways Department have been consulted on the proposal. They have commented that whilst they acknowledge that the parking provision on the proposed site is minimal, given the specific circumstances of the urban area and the availability of ample parking in the vicinity, as well as the accessibility of public transportation options, we do not object to the proposed development.

Menai Bridge, being an urban area with a well-established transport network, benefits from a range of parking facilities located within reasonable proximity to various destinations. These parking facilities, including public car parks, on-street parking, and private parking spaces, are expected to adequately accommodate the parking demands generated by the proposed development.

The application is also accompanied by a Protected Species Survey. The Report confirms that no bats were found to be using the building. Biodiversity enhancement are proposed in the form of bat and bird boxes which satisfy the requirements of policy AMG5 and the Section 6 duty under the Environment Wales Act 2016.

The consultation response received from Natural Resources Wales (NRW) confirms that the planning application proposes highly vulnerable development (residential). The application site is within Zone A of the Development Advice Map (DAM) contained in TAN15 (2004). However, NRW's Flood Map for Planning (FMfP) identifies the application site to be at risk of flooding and within Flood Zone 3 (Sea). As confirmed in the letter from Welsh Government dated 15 December 2021, the FMfP represents better and more up-to-date information on areas at flood risk than the DAM.

NRW have reviewed the Flood Consequences Assessment (FCA) undertaken by Phil Jones Consultancy, dated March 2023 and are satisfied that the FCA has demonstrated that the risks and consequences of flooding can be managed to an acceptable level for the reasons explained below. The FCA demonstrates that tidal flood levels during the 0.5% (1 in 200 year) and 0.1% (1 in 1000 year) tidal flood events plus climate change allowance would reach levels of 6.43m and 6.62m AOD respectively. Appendix 2 of the FCA shows a section through the site indicating the Finished Floor Level (FFL) of the ground floor will be set at 6.50m AOD. As such, the development as proposed has demonstrated compliance with Sections A1.14 and A1.15 of TAN15 ie. it has been designed to be flood free for the 0.5% (1 in 200 year) plus climate change allowance tidal flood event and to flood to no more than 600mm in the 0.1% (1 in 1000 year) plus climate change allowance tidal flood event.

In light of the above NRW have therefore confirmed that they have no objection to the proposals subject to the inclusion of a condition that the finished floor level of the development be set no lower than 6.50m AOD.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposal would give rise to a significant detrimental impact upon the

amenities of neighbouring properties or upon the character and appearance of the designated Conservation Area.

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 finished floor level of the development shall be set no lower than 6.50m AOD.

Reason: To protect the development from flooding.

(03) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan reference 2914:23:3A Rev. C 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.

(04) Demolition or construction works shall not take place outside the hours of 08.00 to 18.00 Mondays to Fridays and 08.00 to 13.00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers.

(05) Natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.

Reason: To ensure that the development is in the interests of amenity.

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

Reason: In the interests of residential and visual amenity.

(07) The development hereby approved shall be carried out in accordance with the Conclusions, Recommendations, Mitigation for Bats and Nesting Birds sections 8 and 9 of the Protected Species by Clwydian Ecology dated 6th August 2021.

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

(08) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site which should be submitted to the Local Planning Authority for its written approval prior to any other works being carried out.

Reason: In the interests of public health.

(09) 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.

(10) No development or site clearance 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 set out, as a minimum, site specific measures to control and monitor impacts arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination, ecology and ground water. It shall also set out arrangements by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To ensure necessary management measures are agreed prior to commencement of development and implemented for the protection of the environment during construction to ensure environmental compliance, to manage the risk of pollution incident and to protect sensitive receptors from potential indirect impacts.

(11) 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: 2914:23:1**
- Proposed Site Plan: 2914:23:3A**
- Proposed Elevations: 2914:23:6B**
- Proposed Floor Plans: 2914:21:5**
- Flood Consequences Assessment: Phil Jones Consultancy, March 2023**
- Protected Species Survey, Clwydian Ecology, 6 August 2021**
- Structural Report, Datrys, 25 September 2021**
- Addendum to Structural Report, Datrys Letter dated 11 September 2023**

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.

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: PS1, PS5, PS6, PS19, PS20, TRA2, PCYFF1, PCYFF2, PCYFF3, TAI2, AMG5.

INFORMATIVE

Vibration:-

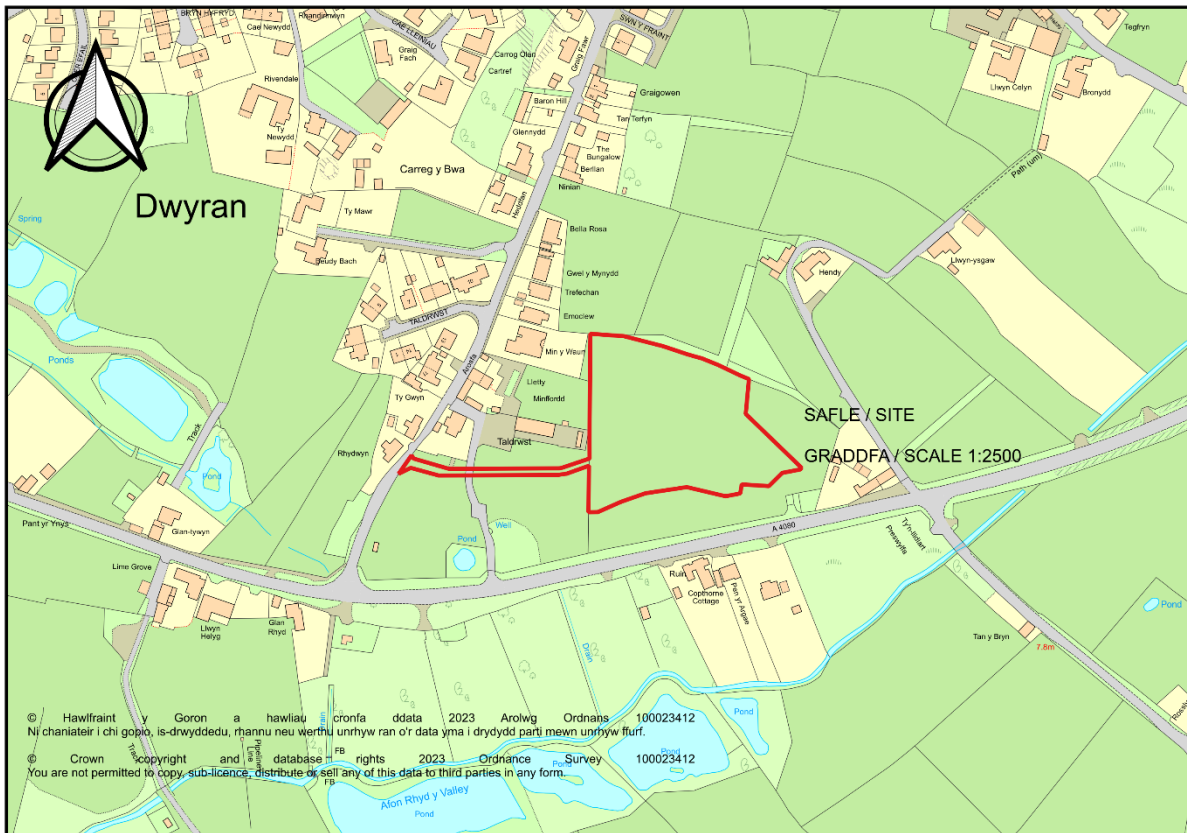
It is highly recommended that the applicant undertake an external and internal pre-condition survey of all residential properties that will be in close proximity to any piling / rock breaking / pecking / demolition activities to check for any pre-existing cracks and structural damage. This would not only protect the developer from any future legal claims of damage etc., but it would also provide the residents with some degree of comfort that any issues relating to the properties as a direct result of the developers activities could be addressed in a reasonable and proportionate manner.

Application Reference: FPL/2023/61

Applicant: Mr G Williams

Description: Full application for the change of use of agricultural land into holiday lodge site, siting 13 holiday lodges, construction of new road on site, alterations to existing vehicular access together with soft and hard landscaping on land at

Site Address: Taldrwst, Lon Fain, Dwyran



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

Recommendation: Permit

Reason for Reporting to Committee

The application is presented to the planning committee at the request of local member Arfon Wyn. At the committee meeting held on the 1st of November 2023, the members voted to conduct a physical site visit. The site visit took place on the 15th of November 2023 and therefore the members will now be familiar with the site and its surroundings.

Proposal and Site

The site is located on the southern fringe of the rural settlement of Dwyran, occupying a position closely adjoining the A5025. Use of the site is currently made for agricultural purposes, with boundary treatments

of stockproof fencing and mature hawthorn hedging reflective of this use. The southern boundary of the existing enclosure is shared with the A5025 road verge, with the northern boundary being shared with other agricultural enclosures. Western and eastern boundaries are shared with the residential curtilages of neighbouring properties. The boundary with the neighbour to the west is defined by a mature hedgerow at a substantial height, whilst the boundary with the neighbour to the east is a more sparse hedge but it is noted from a site visit that this boundary includes an outbuilding and a static caravan which provides an element of screening. The site includes a higher ground to its northern portion, with the lower ground to the south being part of the defined flood zone as shown by NRW data/mapping. The site is not part of any landscape designations, although it is worth noting that the Anglesey Coastal AONB lies on the opposite side of the A4080.

The proposal is made for the creation of a 13 unit holiday chalet site, including the creation of new associated access and track. The scheme also proposes landscaping in the form of additional tree planting and the creation of no mow meadow area. Ecological enhancements will also be provided in the form of bird/bat boxes fixed to trees.

Key Issues

The key issues are as following;

- Principle of development
- Visual impact
- Sustainability
- Highways
- Drainage
- Ecology
- Welsh Language
- Impact upon residential amenity

Policies

Joint Local Development Plan

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy TWR 3: Static Caravan and Chalet Sites and Permanent Alternative Camping Accommodation

Policy AMG 1: Area of Outstanding Natural Beauty Management Plans

Policy AMG 5: Local Biodiversity Conservation

Technical Advice Note 12: Design (2016)

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

Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance - Planning and the Welsh Language (2007)

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Response to Consultation and Publicity

Consultee	Response
Cynghorydd John Ifan Jones	No response.
Cynghorydd Arfon Wyn	Called in to committee.
Cyngor Cymuned Rhosyr Community Council	Object due to flooding, sewerage and access concerns.
Polisi Cynllunio / Planning Policy	Confirmation of applicable policies.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection.
Iechyd yr Amgylchedd / Environmental Health	Standard construction informatives.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with amendments.
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	Suggested condition.
Ymgynghoriadau Cynllunio YGC	Concerns in regards to ability of site to obtain SuDS approval.
Dwr Cymru Welsh Water	Condition regarding foul drainage
Cyfoeth Naturiol Cymru / Natural Resources Wales	Condition regarding species conservation.

The proposal was advertised by the posting of personal letters to occupiers of neighbouring properties. At the time of writing this report, 117 web comments had been received and 54 letters of representation. The contents of these letters will be examined later in this report. The department would like to note that notifications have been re-ran 3 times and therefore many of the comments are duplicates.

Relevant Planning History

None

Main Planning Considerations

Principle of Development

The principle of such development is considered under policy TWR of the JLDP. TWR 3 supports the creation of new chalet sites subject to adherence with the following relevant criteria of the policy;

1. Proposals for the development of new static caravan (i.e. single or twin caravan), holiday chalet sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:

i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and

ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the

units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and

iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.

For the purposes of policy TWR 3, 'intensification' is defined in connection to the 'Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Landscape Sensitivity and Capacity Study' (Gillespies, 2014). Within the study, each 'Landscape Character Area' (as defined by the Anglesey Landscape Strategy and the Gwynedd Landscape Strategy) is assessed to determine the landscapes overall capacity for caravan and chalet park developments. When considering applications for new developments, reference should therefore be made to the capacity of the local landscape as specified within the Landscape Capacity and Sensitivity Study. The proposed development falls into Landscape Character A12 East Central Anglesey. The Landscape Sensitivity and Capacity study states that the indicative overall capacity in LCA 12:

"Within the AONB and SLA (and areas that contribute to their setting), there is typically no capacity for further static caravan/chalet park developments and extensions. Outside the AONB and SLAs it is considered there may be some capacity for sensitively sited very small to small scale developments which should relate well to the existing built environment/urban landcover". The study defines very small developments as up to 10 units and small developments as 11-25 units. The proposal is therefore considered as small scale development owing to the number of proposed units. In addition to this, it is considered that the units will be sensitively sited as the substantial vegetation on the boundary will screen most if not all views of the scheme for the public realm. The department are satisfied that the site does not contribute to the setting of the AONB as the aforementioned vegetation prevents the site from being seen in the same context as the AONB. Due to the above, the department do not consider there is reasonable planning grounds to deem the scheme as a significant intensification in the context of its definition under TWR 3.

As mentioned above, the site is well screened from public view by virtue of the mature hedgerow/trees which form the roadside boundary with the A4080. Other intervening structures and internal site hedgerows will also ensure the site would be well screened from Lon Fain. Having visited the site and local highway network, the department are satisfied the site is unobtrusive in its nature and would not harm the visual quality of the landscape. The proposed units are high quality in nature, which will be arranged in varying orientations to the internal access road which adds visual interest to the internal appearance and prevents a regimented layout. In addition to this, it must be considered the site lies on the rural fringe of an existing settlement and as such would not appear as a standalone or alien feature in the open countryside. Even in the event that the units would be visible, they could be readily assimilated into the landscape without causing visual harm. Subsequently, the department are satisfied criterion ii of the policy can be conformed with.

Criterion iii. requires that the site is close to the main highway network and that means of access can be provided without causing visual harm. The scheme initially proposed vehicular access from the A4080 directly to the south of the site, however due to issues in respect of visibility and flooding, this was found to be unacceptable and access was subsequently moved to Lon Fain. Despite the required access track being relatively long (some 80m), it is not considered that it would cause visual harm as it transect the existing track at the Taldrwst site and as such would not introduce any new features from a visual perspective. In addition to this, the area is semi urban in nature where such features are not uncommon.

Having considered the scheme against the relevant criteria of TWR 3, it is not considered there are any valid or material grounds for refusal on the basis of the principle of the development.

Drainage

Flooding related matters have caused significant concern in regards to the scheme, to both the local authority and local residents alike. The immediate locality of the site has historic issues of flooding, as was confirmed to the LPA by NRW, local residents and the local authority drainage team. It is further

noted the lower portions of the site are within the defined flood zone, although the red line area of the development itself is outside of the flood zone. Despite the above, it is not considered there are any planning grounds for refusing on flooding/drainage reasons. This is stated on the basis of 2 reasons, the first of which being the detachment of surface water considerations from the planning process with the introduction of the SuDS process. The application notes that SuDS methods will be used to dispose of surface water, although little more detail has been provided. The detail provided is however acceptable for the purposes of the planning application. Surface water drainage is given full and detailed consideration at the SuDS approval process, which is a completely different statutory function to the planning process. There is no legislation at present in Wales that requires developers to gain SuDS approval before planning approval and as such the local authority cannot impose that SuDS approval is gained before granting planning permission. Whilst the department are sympathetic and aware of the local flooding issues, the situation is merely a 'wicked issue' of the current planning process and as such any further action in regards to surface water would be outside of the remit of the planning process and the department would run the risk of being consid'ed as actin' unreasonably, which has its associated risks in respect of appeal. The second reason that prevents refusal on the grounds of drainage/flooding is that the site itself is outside of the flood area and NRW as the specialists in this regard have confirmed they have no objections to the scheme. In regards to the above, the planning department have no option but to be satisfied in regards to drainage/flooding related matters.

Highways

In addition to drainage matters, highways matters were of particular concern to local residents. As mentioned above, access to the scheme will be provided by a new access and track leading from Lon Fain. Lon Fain (as the name suggests) is a narrow lane leading up from the A4080 into the village. The initial section is dual width, before eventually narrowing down to a section of single width around the area of the proposed new access. Concern was raised by residents in regards to the visibility of the new access along with the capacity of the road to accommodate the traffic generated by the scheme. The highways department were made aware of these concerns, who subsequently visited the site to view the access point and highway network. Following this, the highway department had no objections and were satisfied with the scheme on the basis sufficient visibility could be achieved at the new access and that the local highway network could accommodate the additional traffic as the initial section of road leading from the A4080 was a sufficient width to allow free flow of traffic. It is likely that the majority of the traffic utilising the development would utilise this section of road only. Whilst the department are in acknowledgement of local concerns, the LPA are bound to take the professional opinion of the Highways department on such matters and subsequently the department do not consider that the highway arrangements would cause reason for refusal.

Visual Impact/Design

Due to the location of the site outside of any designated landscapes, the principle policies to consider are PCYFF 3 and PCYFF 4. Both policies are consistent in their thrust, requiring proposals to integrate into the surrounding landscape whilst ensuring that the design complements and enhances the appearance of a site and area. The proposed scheme is high quality in nature and would be well screened from public view by existing boundary treatments. Subsequently, the department do not envisage that the scheme would give rise to an unacceptable negative visual impacts and to that extent, the scheme would effectively integrate into the landscape and enhance the appearance of the site. As the site is also within close proximity to the AONB, it is required that policy AMG 1 is given consideration. AMG 1 states proposals should have regard to the AONB management plan, the main thrust of which is to ensure schemes retain and enhance the visual quality of an area. As the site is well enclosed and screened, the department are of the opinion that natural beauty would at minimum be retained. The scheme is therefore in conformity with AMG 1. Overall, it is not considered there are grounds for refusal on the basis of design or visual impact.

Sustainability

The main principle of sustainability in planning is to ensure that new development is located in places where they are accessible by a range of modes of transport and thus not overly reliant on private transport. The application site is located adjoining the settlement of Dwyran and as such is well positioned to benefit from the local bus routes. In addition to this, the area includes a number of public footpaths. Subsequently, the department are satisfied the scheme accords with the principle of sustainability in planning.

Ecology

Ecological matters were also some of the primary concerns of residents. Ecological matters have been given thorough consideration by the LPA and its Ecology Officer. The scheme was accompanied by an ecological survey to report on the ecological value of the site. No concerns were raised by the Ecology officer in relation to its contents. Following this, recommendations for ecological enhancement and net get were made in line with The Environment Wales Act (2016) and policy AMG 5 of the JLDP. The main ecological features were the planting of new trees and hedgerow, the creation of a no-mow meadow area along with the installation of bird and bat boxes. The Ecology Officer was satisfied with these measures and as such the department are satisfied with all ecological related matters. The ecology features have been clearly marked on the plans to ensure that they are delivered and are enforceable.

Welsh Language

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. 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.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part CH). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language. Therefore, this proposal must show consideration has been given to the Welsh language when formulating the proposal. It is noted that commentary regarding the Welsh language is provided within the Planning Statement, which was considered by the Planning Policy Unit to be sufficient in meeting the requirements of the SPG.

Residential Amenity

Policy PCYFF 2 of the JLDP provides a policy starting point for considering residential amenity. PCYFF 2 states proposals will be refused where they would have an unacceptable negative impact upon residential amenity via a variety of aspects. The proposed scheme is well screened from the neighbouring properties and as such it is not considered there are any ill effects arising from overlooking. The departments principle concerns in this respect are noise and disturbance through the proximity of 13 holiday units to the residential property to the west. Having visited the site, the department are satisfied there is sufficient distance from the neighbouring property to the units to prevent noise and disturbance being an issue to an extent that would warrant refusal. From the proposed site plan, it is noted there would be 13m to the nearest chalet, with this distance also intervened by a substantial hedge which would also offer acoustic buffering to some degree. It is further noted that the site does not include any specific outdoor amenity area (benches, fire pits, decking etc) and as such would not encourage significant use of the external areas. Further to this, it must be considered that the neighbouring property is already in close proximity to the existing Taldrwst complex which includes several letting units, B&B rooms along with a bar.

Subsequently, the department do not consider that the level of disturbance arising from the scheme would cause such drastic deviation from any existing arrangements that would warrant refusal on this basis alone. The department would also draw attention to the proximity of the site to the busy A4080 along with the settlement of Dwyran, which have their own background levels of disturbance/noise. Overall, it is not considered that there are grounds to refuse on the basis of impact upon residential amenity.

Letters of Representation.

At the time of writing this report, 117 web comments had been received and 53 letters of representation. Of these representations, 7 were in support (including a petition with 53 signatures) with the 163 remaining representations being in objection. The main issues raised in objection were as below;

1. Lon Fain is too narrow to accommodate scheme.
2. Peace and privacy of local residents negatively effected.
3. Site will give rise to antisocial behaviour.
4. Will have a negative impact on biodiversity including bats and swallows.
5. Site is in a flood zone.
6. Proposal will exacerbate existing flooding issues due to increased runoff.
7. Scheme will give rise to unacceptable light pollution.
8. Local highway network will be unable to deal with traffic.
9. Public sewer will be unable to accommodate additional loading.
10. Scheme will be an oversupply of holiday accommodation.
11. Scheme will have negative impact upon Welsh Language.
12. Scheme will not provide any local employment.
13. Site is within AONB
14. Proposal will damage appearance of AONB
15. Loss of agricultural land.
16. Excessive hardstanding
17. Lack of community benefits.
18. No confirmation if the units will be short or long term lets.

In response to these comments, the department would make the following observations;

1. The Local Authority Highway department were satisfied with the access and capacity of Lon Fain and offered no objections.
2. Having visited the site and compared the scheme against the Supplementary Planning Guidance Design Guide, the department are not of the opinion that the scheme would have a detrimental impact upon residential amenity.
3. The department cannot assume that the scheme will give rise to antisocial behaviour. The use is for high quality holiday lodges and antisocial behaviour is not considered inherent to this use. Any arising anti social behaviour would be dealt with under different statutory processes.
4. The scheme was assessed by both the Ecology Officer and NRW as the specialists in this field, both of which offered no objections and NRW requesting a condition in this regard.
5. The site is outside of the defined flood zone. This has been confirmed in writing by NRW.
6. Surface water matters are dealt with under the SuDS process which the developer must obtain before commencing development.
7. No concerns regarding light pollution was raised by NRW or the ecology officer. Site lighting has been kept to a minimum, with any lighting being downward facing.
8. The Highways department raised no concerns in regards to the capacity of the local highway network.
9. Dwr Cymru as the sewerage statutory undertaker had no objections to the foul flows being accommodated by their system.
10. Oversupply of holiday accommodation is not a material consideration for developments of this nature.
11. The Welsh Language requirements of the scheme have been met by virtue of the submission of a planning statement showing how the Welsh Language has been considered. The department are

not of the opinion that refusal can be recommended on these grounds if the policy requirements have been fulfilled.

12. There is no requirement for the scheme to provide employment.
13. The site is outside of the AONB.
14. The site is very well screened by vegetation and as such would not be seen in the context of the coastal AONB area. Subsequently, the department do not consider the AONB is harmed.
15. The plot of land is very small in scale and as such the department do not consider that the loss of this land would be of such a scale that would have a drastic impact on food production for the future in line with policy PS 6.
16. It is considered that hardstanding has been kept to an absolute minimum, all internal access roads and parking areas will be of porous construction. Hardstanding will be limited to the concrete pads for each unit.
17. There is no policy requirement for the scheme to provide community benefits and as such it is not reasonable to refuse on these grounds.
18. It is not required for this to be confirmed. A condition will be imposed which restricts the use to holiday use only and not as a persons sole or main place of residence.

Conclusion

The scheme in its original form raised several concerns with both the Planning Authority and specialist consultees, with particular concern drawn to highways and flooding matters. The scheme has since been altered in line with the specialist consultees comments, which subsequently overcame concerns in relation to the previously mentioned highways and flooding issues. In addition to this, the scheme was considered against the relevant policies of Joint Local Development Plan, where it was found that no policies were contravened. On planning balance, the scheme was found to be acceptable subject to the imposition of conditions. No sufficiently material reasons for refusal were encountered as part of the determination process and as a result it is the departments stance that the scheme should be recommended for approval.

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.

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

(03) The development shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

Reason: To define the scope of this permission.

(04) No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for

the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.

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.

(05) 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.

(06) 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.

(07) 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 the use hereby permitted is commenced.

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

(08) 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.

(09) The site shall be landscaped strictly in accordance with [insert plan reference] 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 the visual amenity of the locality.

(10) Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at manhole reference SH4658301 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

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.

(11) No development, including site clearance, shall commence until a site-wide Species Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan should include:

- Build upon the principles outlined in the Ecological Assessment report by Clwydian Ecology, 22nd February 2023
- A plan showing areas to be retained which should identify the extent and location on appropriate scale
- Details of the siting and type of external lighting to be used

- Drawings setting out light spillage in key sensitive areas (boundary features/trees)
 - Details of protective measures to be taken to minimise the impacts
 - Details of timing, phasing and duration of construction activities and conservation measures
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of the development
 - Details of initial aftercare and long-term maintenance
 - Actions to be taken in event previously unidentified species features are found
 - Ecological Compliance Audit, including key performance indicators
 - Persons responsible for implementing the works
 - Details of measures to prevent or reduce incidental capture or killing
- The Species Conservation Plan shall be carried out in accordance with the approved details.

Reason: To ensure that an approved Species Conservation Plan is implemented, which protects species affected by the development.

(12) (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).

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: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, TWR 3, AMG 1, AMG 5, TRA 4, PS 19.

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