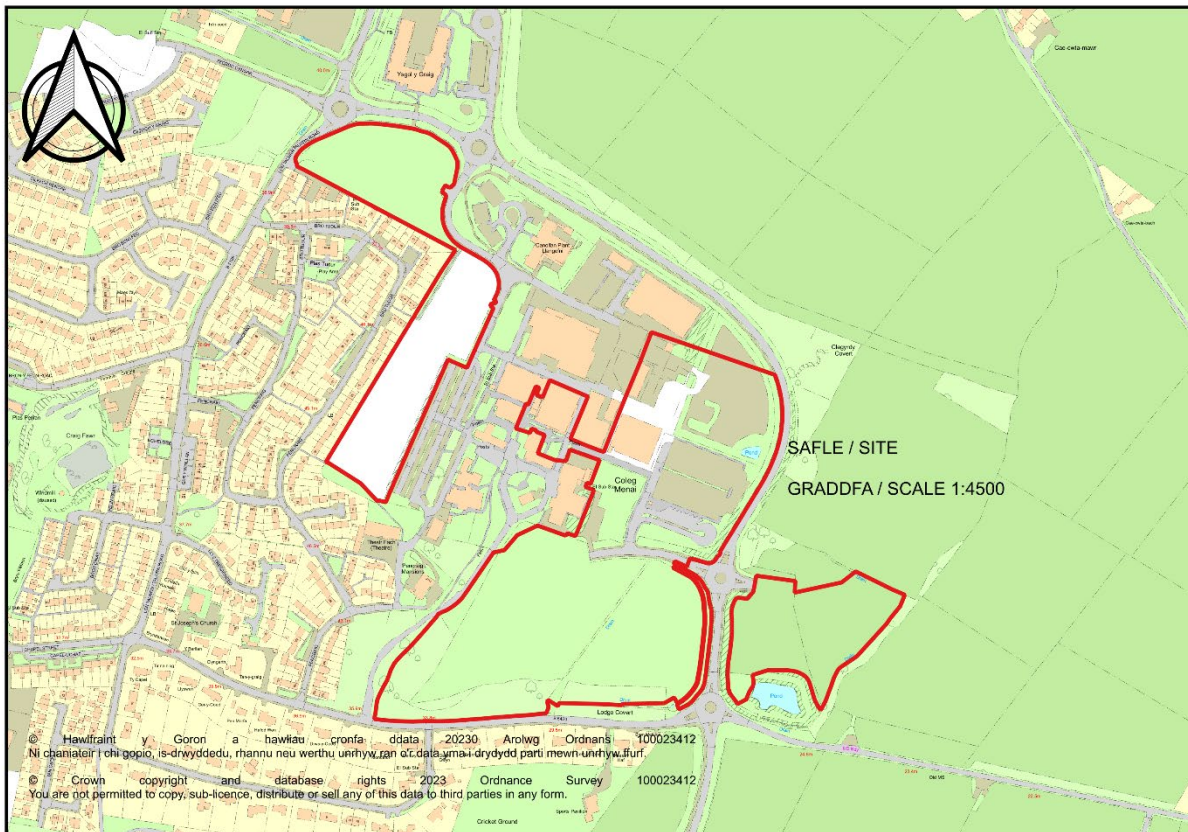


Application Reference: VAR/2023/70

Applicant: Mr Daniel Brettell

Description: Application under Section 73A for the variation of condition (16) (Details of the Play Area) and (44) (Details of the Play Area) of planning permission reference VAR/2022/44 (Hybrid application for engineering centre, car park, children's play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to allow play area information to be submitted and work to be completed on the play area before the occupation of the 61st dwelling at

Site Address: Coleg Menai, Ffordd y Coleg, Llangefni



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 as the original planning application was a departure application subject to Planning Committee approval.

Proposal and Site

This is an application under Section 73A for the variation of condition (16) (Details of the Play Area) and (44) (Details of the Play Area) of planning permission reference VAR/2022/44 (Hybrid application for engineering centre, car park, children's play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to allow play area information to be submitted and work to be completed on the play area before the occupation of the 6¹st dwelling at Coleg Menai, Llangefni.

Key Issues

- Policy Considerations
- Background and reason for amending the wording of the conditions

Policies

Joint Local Development Plan

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

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 2: Infrastructure and Developer Contributions

Strategic Policy PS 1: Welsh Language and Culture

Policy ISA 1: Infrastructure Provision

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

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

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 TAI 1: Housing in Sub-Regional Centre & Urban Service Centres

Policy TAI 15: Affordable Housing Threshold & Distribution

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Paul Charles Ellis	No response.
Cynghorydd Dylan Rees	No response.
Cynghorydd Non Lewis Dafydd	No response.
Cyngor Tref Llangefni Town Council	No observations
Anne Swyddog Strategol Gofal Plant a Chwarae/ Strategic Childcare and Play Officer	Happy to receive the payment so that they can provide open space in Llangefni

The proposal has been advertised by placing an advert in the local newspaper and through distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 22/12/2023. At the time of writing this report, no letters of representation had been received at the department.

Relevant Planning History

34C304K/1/EIA/ECON - Hybrid application for the creation of an engineering centre and outline planning for residential development and hotel at - Coleg Menai, Llangefni

MAO/2020/16 - Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on plot 2 on land at - Coleg Menai, Llangefni - Permit

RM/2020/10 - Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on plot 2 on land at - Coleg Menai, Llangefni - Permit

RM/2020/11 - Application for reserved matters for the erection of 91 dwellings together with associated development on land at - Coleg Menai, Llangefni - Permit

MAO/2021/1 - Minor amendments to scheme previously approved under planning permission 34C304K/1/EIA/ECON so as to allow development to commence on separate plots within Site B on land at - Coleg Menai, Llangefni - Permit

VAR/2022/24 - Application under Section 73 for the variation of outline planning permission 34C304K/1/EIA/ECON and Condition (01) of planning permission reference RM/2020/10 (Erection of 60 dwellings) so as to allow amended plans at - Coleg Menai, Llangefni – Permit

DIS/2021/82 - Application to discharge conditions (05) (Species and Habitat Conservation Plan) and (09) (Construction Traffic Management Plan) of planning permission RM/2020/10 (reserved matters for erection of 60 dwellings) on land at - Coleg Menai, Llangefni - Condition Partially Discharged

DIS/2021/83 - Application to discharge condition (23) (Construction Environmental Management Plan) of planning permission 34C304K/1/EIA/ECON: Hybrid application applying for full planning permission for the creation of a new engineering centre, car parking, children's play area and associated works and applying for outline planning permission with some matters reserved for a residential development of 153 dwellings, a hotel and food and beverage facility along with associated car parking and works on land at - Coleg Menai, Ffordd y Coleg, Llangefni - Condition Partially Discharged

34C304N/1/DIS - Application to discharge condition (07) (Landscaping) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304P/1/DIS - Application to discharge condition (05) (Construction Environmental Management Plan) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304Q/1/DIS - Application to discharge condition (15)(a) (Programme of Archaeological work) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304R/1/DIS - Application to discharge conditions (02) and (03) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304T/1/DIS - Application to discharge condition (13) (Surface Water) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304U/1/DIS - Application to discharge condition (08) (Lighting) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304V/1/DIS - Application to discharge condition (10)(Drainage Scheme) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

34C304W/1/DIS - Application to discharge condition (09) of planning permission 34C304K/1/EIA/ECON on land at - Coleg Menai, Llangefni

VAR/2022/44 - Application under Section 73 for the variation of condition (33) (travel plan) and condition (35) (highways and drainage) of outline planning permission 34C304K/1/EIA/ECON (Hybrid application for engineering centre, car park, children's play area and outline application for residential dwellings, hotel, food and beverage and car park) so as to approve the details after commencement of work on site

DIS/2023/49 - Application to discharge condition (44) (Children's play area) of planning permission VAR/2022/44 at - Coleg Menai, Llangefni - Condition Discharged 1/8/23

Main Planning Considerations

Planning permission was approved under planning application 34C304K/1/EIA/ECON on the 25/7/17 for a hybrid application for the creation of an engineering centre and outline planning for residential development and hotel at - Coleg Menai, Llangefni. A Section 73 application was submitted (VAR/2022/44) for amendments to the wording of highways and drainage conditions.

Detailed planning applications have been received for the residential elements which have been approved under RM/2020/10.

This application is to amend the wording of condition (16) and (44) (Details of Play Area) on planning application VAR/2022/44 and provide a financial contribution towards open space.

Policy Consideration

Policy ISA5: Provision of Open Spaces in New Housing Developments states that open space must be provided for residential development of 10 or more units.

Due to the scale of this planning application, it is a requirement that this proposal provides adequate open space to cater for the 153 residential units approved under this consent.

Background and the reason for amending the wording of the conditions

The request to amend the wording of the conditions has been made by Clwyd Alun to regularise the current breach of conditions (16) and (44) of planning permission VAR/2022/44.

Site 1 was for 23 Residential Units and Children's Play Area currently owned by Coleg Menai.

Site 2 and 3 was for 60 affordable residential units owned and developed by Clwyd Alun.

Site 4 was for 70 residential units. This development has not commenced.

Site 5 was for a hotel. This development has not commenced.

The land subject of the original planning consent has been sold to several different companies. The children's play area is located on land owned by Coleg Menai (originally identified as Site 1); however, the residential units has not yet commenced on this parcel of land.

The children's play area should have been completed prior to the occupation of the 1st dwelling on the site, this included the affordable residential units on Site 2, 3 and 4.

Some of the residential dwellings developed by Clwyd Alun on Site 2 and 3 are already occupied, this has resulted in a breach of these conditions.

As the children's play area is on land owned by Coleg Menai, Clwyd Alun has requested that the wording of the conditions is amended to allow the children's play area to be completed prior to the occupation of the 61st dwelling. This allows Clwyd Alun to occupy all 60 affordable dwellings on Site 2 and 3 without being in breach of conditions (16) and (44). Clwyd Alun has confirmed that they will provide a financial

contribution of £18,164.13 towards providing a children's play area within Llangefni Town. The financial contribution has been calculated on the need resulting from the 60 affordable dwellings developed by Clwyd Alun on sites 2 and 3.

Condition (16) is currently worded as follows:-

(16) Full details of the Play Area shall be submitted to and approved in writing by the Local Planning Authority and it shall be completed prior to the occupation of any dwelling constructed in pursuance of the outline consent forming part of this planning permission. A management and maintenance plan shall accompany these details and thereafter be implemented in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

The applicant has requested that the condition is amended to the following:-

(16) Full details of the Play Area shall be submitted to approved in writing by the Local Planning Authority and it shall be completed prior to the occupation of the 61st dwelling forming part of this planning permission. A management and maintenance plan shall accompany these details and thereafter be implemented in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

Condition (44) is currently worded as follows:-

(44) Full details of the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details prior to the occupation of any dwelling. A management and maintenance plan shall accompany these details and thereafter implemented be in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

The applicant has requested that the condition is amended to the following:-

(44) Full details of the proposed children's play area shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details prior to the occupation of the 61st dwelling. A management and maintenance plan shall accompany these details and thereafter implemented be in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well-designed and suitably equipped play area.

Conclusion

Policy ISA5 of the Joint Local Development Plan states that it is a requirement to provide Open Space for residential units of 10 or more.

The request made by Clwyd Alun to amend the wording of the condition is acceptable. Clwyd Alun will provide a financial contribution of £18,164.13 and this financial sum will allow the Isle of Anglesey County Council to provide open space provision within the community of Llangefni. The financial contribution has been calculated on the need resulting from the 60 affordable dwellings developed by Clwyd Alun.

Recommendation

That the application is permitted subject to the following conditions:

Full planning permission

The following conditions (numbered 01 to 17 inclusive) relate to the full planning permission ("Site A") which for the avoidance of doubt include the following components; the New Engineering Centre ("the Centre"), 254 space car park ("the Car Park") and children's play area ("the Play Area").

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

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

(02) Prior to the commencement of work on the car park a strategy ("the Planting Strategy") for "Site A" shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that planting connectivity ("Planting connectivity" means; A line, or lines, of continuous/ near continuous planting which allow and facilitate the free movement of wildlife species (such as red squirrel) along the corridor, normally between (or close to) areas of favourable habitat, and also facilitate spread of woodland ground flora over longer timeframes, thereby enabling greater overall ecological sustainability and viability in a given area.) will be adequately maintained. The Planting Strategy shall include; the corridor to be retained/established, the planting required with species composition to be undertaken and lighting specifications to be utilized along this corridor and adjacent areas where light spill may affect the corridor, and a management and maintenance plan ensuring that the Planting Strategy is thereafter implemented in full in accordance with the approved details throughout the lifetime of the development.

Reason: To protect any protected species.

Condition (02) discharged under application reference 34C304R/1/DIS.

(03) Prior to the commencement of work on the Car Park a Biosecurity Risk Assessment ("the Assessment") shall be submitted to and approved in writing by the Local Planning Authority. The Assessment as approved shall be implemented during the course of the development in accordance with a timetable within the Assessment and shall include a management and maintenance plan ensuring that the Assessment as approved is thereafter implemented in full throughout the lifetime of the development.

Reason: To protect the wildlife present.

Condition (03) discharged under application reference 34C304R/1/DIS.

(04) Prior to the occupation or first use of the Centre alternative habitats (Bat boxes) shall be installed in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority and thereafter implemented in full in accordance with the agreed scheme's details throughout the lifetime of the development.

Reason: In the interests of preserving the wildlife of the site.

(05) Prior to the commencement of any works a Construction Environmental Management Plan (including a Construction Travel Plan) ("the Plan") shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following matters and the times and duration for when such steps shall be operative:

- 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.
- Emergency Containment Procedures
- The routing to and from the site of construction vehicles, plant and deliveries
- The parking of vehicles for site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials
- Wheel washing facilities where appropriate
- A system for the management of complaints from local residents

The developer shall ensure that the requirements of the approved Plan shall be adhered to throughout the construction of the development.

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

Condition (05) discharged under application 34C304P/1/DIS and DIS/2021/82 for Site 2 and Site 3.

(06) With the exception of those identified in the Tree Retention & Removal Plan (drawing number CS087795-CAP-XX-00-DR-L-0011 Rev P3 dated 13.12.2016) the prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on "Site A" subject to this full planning permission or on the boundaries of the site are lopped, topped or felled, and if any such trees or hedges are felled they shall be replaced in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority at the same time as obtaining the prior agreement.

Reason: the interests of amenity.

(07) The site ("Site A") shall be landscaped and trees and shrubs shall be planted in accordance with a scheme to be agreed in writing with the local planning authority before any development work is commenced.. This planting and landscaping work shall be carried out in full to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner. The said trees and shrubs shall be maintained throughout the lifetime of the development and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

Condition (07) discharged under application reference 34C304N/1/DIS.

(08) Full details of any lighting, its luminosity and hours of use to be included as part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and any lighting installed shall be done and thereafter operated in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

Condition (08) discharged under application reference 34C304U/1/DIS.

(09) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority prior to their installation or erection and thereafter implemented and maintained in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

Condition (09) discharged under application reference 34C304W/1/DIS and DIS/2021/82 for Site 2 and Site 3.

(10) The Centre, as shown on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, shall not be occupied or used until a drainage scheme (“the Drainage Scheme”) has been submitted to and agreed in writing by the Local Planning Authority and implemented to its written satisfaction. The Drainage Scheme shall demonstrate how the Centre will be effectively drained to the public sewerage system and how the foul flows will eventually drain to:

i) The 150 mm combined sewer at manhole reference number SH46746801 as indicated on the Dwr Cymru Welsh Water.extract of the Sewerage Network Plan. attached to this decision notice.

or

ii) Another point of connection on the public sewerage system is identified by a hydraulic modelling assessment.

In either case the drainage connection approved by the Local Planning Authority shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

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.

Condition (10) discharged under application reference 34C304V/1/DIS.

(11) The proposed development site is crossed by a 400mm public rising main and a 150mm public combined sewer. No operational development shall be carried out within 3 metres either side of the centreline of the 150mm public combined sewer and 4 metres either side of the centreline of the 400mm public rising main.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(12) The proposed development site is crossed by trunk/distribution watermains. No operational development shall be carried out within 3 metres either side of the centreline of the public watermains.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(13) No surface water from within the curtilage of the development site (“site A”) shall discharge onto the county highway. The Centre and the Car Park shall not be occupied or brought into use

until full design details for the surface water drainage of the site have been submitted to and approved in writing by the Local Planning Authority and been implemented in accordance with those approved details. The approved details shall thereafter be maintained throughout the lifetime of the development

Reason: To ensure the site is adequately drained without detriment to the adjoining highway.

Condition (13) discharged under application reference 34C304T/1/DIS.

(14) The occupation or first use of the Centre shall not take place until a travel plan (“the Travel Plan”) has been submitted to, approved in writing by and deposited with the Local Planning Authority. The Travel Plan shall set out proposals to positively encourage visitors, staff and contractors to travel to and from the site by alternative means of travel to that of single occupancy private car. The Travel Plan shall set out a timetable for implementation and a programme and methodology for monitoring and review of the Travel Plan. The approved Travel Plan shall be implemented in accordance with the approved details and timetable contained within it.

Reason: To encourage travel to and from the Site by more sustainable means than single occupancy cars.

(15) a) No development of the Car Park (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological work (“the Programme”) 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 Programme.

b) A detailed report on the archaeological work undertaken pursuant to the Programme, as required by condition (a), shall be submitted to and approved in writing by the Local Planning Authority within twelve months of the completion of the archaeological fieldwork or completion of the development, whichever is the sooner.

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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).

Condition (15a) discharged under application reference 34C304NQ/1/DIS.

(16) Full details of the Play Area shall be submitted to approved in writing by the Local Planning Authority and it shall be completed prior to the occupation of the 61st dwelling forming part of this planning permission. A management and maintenance plan shall accompany these details and thereafter be implemented in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well designed and suitably equipped play area.

(17) The development permitted by this consent shall be carried out strictly in accordance with the listed drawings and plans submitted below and as required to be approved under the conditions imposed;

Drawing number	Dated.	Plan
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		Description
CS087795-CAP-XX-00-DR-L-0009 P1 & P2 Rev P6	10.02.2017	Landscape Strategy
CS087795-CAP-XX-00-DR-L-0010 Rev P1	23.09.2016	New Engineering Centre Masterplan
ENG-CAP-CP-00-DR-D-0301 Rev PO1	23.09.2016	Fencing Layout & Detail
ENG-CAP-CP-00-DR-D-0701 Rev P-01	23.09.2016	Pavement Layout
ENG-CAP-EB-CM-DR-D-1301 Rev P-01	23.09.2016	Road Lighting & Illuminated Traffic Signs
ENG-CAP-CP-CM-DR-D-0502 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
ENG-CAP-CP-00-XX-DR-E-017 Rev P2	23.09.2016	External Lighting & CCTV
ENG-CAP-CP-00-DR-D-0602 Rev P01	23.09.2016	Earthworks Site Cross Section
ENG-CAP-CP-00-DR-D-1101 Rev P-01	23.09.2016	Kerbs, Footways and Paved areas Car Park Layout
ENG-CAP-CP-EB-CM-DR-D-0501 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
NEC-LAW-0-0-DEL-AR-061001 Rev P3	23.09.2016	New Engineering Centre Elevations Sheet 1
NEC-LAW-0-0-DSC-063001 RevP1	23.09.2016	New Engineering Centre Typical Section

NEC-LAW-0-U01-DFP-061002 Rev P3	23.09.2016	New Engineering Centre First Floor-General Arrangement Plan
NEC-LAW-0-U03-DFP-061004 Rev P3	23.09.2016	New Engineering Centre Third Floor-General Arrangement Plan
NEC-LAW-0-0-DEL-AR-061002 Rev P4	23.09.2016	New Engineering Centre Elevations Sheet 2
		Soft Landscaping Materials Palette
NEC-LAW-0-G01-DFP-061001 Rev P3	23.09.2016	New Engineering Centre Ground Floor-General Arrangement Plan
NEC-LAW-0-U02-DFP-061003 Rev P3	23.09.2016	New Engineering Centre Second Floor-General Arrangement Plan
NEC-LAW-0-U04-DFP-061005 Rev P1	23.09.2016	New Engineering Centre Roof-General Arrangement Plan
CS087795-CAP-XX-00-DR-L-0008 Rev P3	05.12.2016	Masterplan
CS087795-CAP-XX-00-DR-L-0011 Rev P3	13.12.2016	Tree Retention & Removal Plan

Under planning application reference 34C304K/1/EIA/ECON and VAR/2023/70.

Reason: For the avoidance of doubt.

Outline planning permission

The following conditions (numbered 18 to 46 inclusive) relate to the outline planning permission (“Site B”) which for the avoidance of doubt include the following components; residential development (“the Residential Development”) , hotel (“the Hotel”) and ancillary food and drink facility with associated car parking (“the Facility”).

(18) Approval of the following reserved matters shall be obtained for Plots 1 – 5 (hereafter referred to individually as a “Plot” and together as “Plots”) of the site subject to this outline planning permission (hereafter referred to as “Site B”) prior to the commencement of development within

the relevant Plot viz. the layout, scale, appearance of the buildings and the landscaping. Reserved matters may be submitted in relation to any or all of the Plots.

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

(19) Application for approval of the reserved matters hereinbefore referred to shall be made not later than the expiration of three years beginning with the date of this permission.

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

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

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

(21) Prior to the commencement of work on the car park a strategy (“the Planting Strategy”) for plots 1-5 within “Site B” shall be submitted to and approved in writing by the Local Planning Authority to demonstrate that planting connectivity (“Planting connectivity ” means; A line, or lines, of continuous/ near continuous planting which allow and facilitate the free movement of wildlife species (such as red squirrel) along the corridor, normally between (or close to) areas of favourable habitat, and also facilitate spread of woodland ground flora over longer timeframes, thereby enabling greater overall ecological sustainability and viability in a given area) will be adequately maintained. The Planting Strategy shall include; the corridor to be retained/established, the planting required with species composition to be undertaken and lighting specifications to be utilised along this corridor and adjacent areas where light spill may affect the corridor, and a management and maintenance plan ensuring that the Planting Strategy is thereafter implemented in full on each plot in accordance with the approved details throughout the lifetime of the development.

Reason: To protect any protected species.

(22) Prior to commencement of development within a Plot, a Biosecurity Risk Assessment (“the Assessment”) relating to that Plot shall be submitted to and approved in writing by the Local Planning Authority. The Assessment as approved shall be implemented during the course of the development of the relevant Plot in accordance with a timetable within the Assessment and shall include a management and maintenance plan ensuring the Assessment as approved is thereafter implemented in full throughout the lifetime of the development of the relevant Plot.

Reason: To protect the wildlife present.

(23) Prior to commencement of any works within a Plot a Construction Environmental Management Plan (including a Construction Travel Plan) (“the Plan”) relating to that Plot shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following matters and the times and duration for when such steps will be operative:

- 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.
 - Emergency Containment Procedures
 - The routing to and from the site of construction vehicles, plant and deliveries
 - The parking of vehicles for site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials
 - Wheel washing facilities where appropriate
 - A system for the management of complaints from local residents
- The Plan shall be adhered to through the construction of the development of the relevant Plot

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

Condition 23 partially discharged by planning application DIS/2021/83 for Site 2 and 3.

(24) Alternative habitats (Bat boxes) shall be installed in accordance with a scheme to be submitted to and approved in writing with the Local Planning Authority and thereafter implemented in full in accordance with the approved details throughout the lifetime of the development of the relevant Plot on which such bat boxes are to be installed.

Reason: In the interests of preserving the wildlife of the site.

(25) Details for the construction, extent and features of ponds included as part of the scheme shall be submitted to the Local Planning Authority for its written approval prior to the commencement of those works and thereafter such ponds shall be implemented in full in accordance with the approved details throughout the lifetime of the development.

Reason: To ensure there is no harm to the environment.

(26) An Arboricultural Implications Assessment and Arboricultural Method Statement to BS: 5837 2012, based on the submitted Amenity Tree Care Tree Survey and Constraints Report shall accompany any full or reserved matters application and the approved details of such Assessment and Method Statement shall thereafter be implemented in full throughout the lifetime of the development.

Reason: In the interests of amenity.

(27) A Woodland Management Plan outlining the way woodland is to be managed, covering matters such as aims, list of operations to be performed, timetable, and provision for review. Operations may include thinning of planted trees, removal of guards and ties, removal of dead/ diseased limbs, actions to encourage particular wildlife species, and provision of control of invasive species and other actions, as appropriate shall accompany any full or reserved matters application for Plot 4 and shall be approved in writing by the Local Planning Authority prior to commencement of development on Plot 4 pursuant to the relevant reserved matters approval and thereafter implemented in full throughout the lifetime of the development on Plot 4.

Reason: In the interests of amenity.

(28) With the exception of those identified in the Tree Retention & Removal Plan (drawing number CS087795-CAP-XX-00-DR-L-0011 Rev P3 dated 13.12.2016) the prior agreement of the local planning authority in writing shall be obtained before any trees or hedges on a Plot or on the boundaries of the site are lopped, topped or felled and if any such trees or hedges are felled they shall be replaced in accordance with a scheme to be submitted to and agreed in writing with the Local Planning Authority at the same time as obtaining their prior agreement.

Reason: the interests of amenity.

(29) Prior to the commencement of Development of a Plot, a scheme detailing the landscaping and tree and shrub planting required for that Plot shall be submitted to and agreed in writing by the local planning authority. This planting and landscaping work for the relevant Plot shall be carried out in full accordance with the approved scheme to the satisfaction of the local planning authority during the first planting season following the occupation of the building(s) on the relevant Plot or the completion of the development of the relevant Plot, whichever is the sooner. The said trees and shrubs shall be maintained throughout the lifetime of the development of the Plot and any trees or shrubs that die, or become severely damaged or seriously diseased during this period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority gives written consent to any variation.

Reason: In the interests of amenity.

(30) Full details of any lighting, its luminosity and hours of use to be included as part of the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and any lighting installed shall be done and thereafter operated in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

(31) Full details of all fencing, walling or other means of enclosure or demarcation shall be submitted to and approved in writing by the local planning authority prior to their installation or erection and thereafter implemented and maintained in full in accordance with the approved details throughout the lifetime of the development.

Reason: In the interests of amenity.

(32) No part of the development the subject of outline consent shall be commenced until the all stages of the Llangefni link road are completed and operational to the written satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

(33) Prior to the commencement of development of a Plot a Travel Plan relating to that Plot shall be submitted to and approved in writing by the Council. The relevant Travel Plan shall set out the proposals to positively encourage visitors, staff and contractors to travel to and from the relevant Plot by alternative means of travel to single occupancy private car, set out a timetable for implementation and a programme and methodology for monitoring and review. The approved Travel Plan shall be implemented on each Plot in accordance with the approved timetable for that Plot.

Reason: To encourage travel to and from the Site by more sustainable means than single occupancy cars.

Condition 33 discharged under planning application VAR/2022/44 for Plot 2 and 3 only.

(34) Before any development commences on a Plot, details shall be submitted to and approved by the Local Planning Authority in connection with the following reserved matters relating to that plot:

- i) Full details of the means of access to the site.**
- ii) The proposed road layouts, extent and position of vehicle turning facilities, car parking facilities and delivery & loading and unloading facilities.**

- iii) A scheme for surface water drainage and means of disposal including the position of gullies, chambers and outfalls, with pipe diameters and design data.
- iv) A scheme for street and outdoor lighting.

Reason: In the interests of amenity and highway safety.

(35) No development of a Plot shall commence until details of measures to secure the maintenance of the roads and drainage serving that Plot have been submitted to and approved in writing by the local planning authority and thereafter such measure shall be implemented on the Plot in accordance with the approved details.

Reason: To comply with the requirements of the Highway Authority, in the interests of safety and amenity to ensure there is safe and convenient access to the various parts of the development site

Condition 35 discharged under planning application VAR/2022/44 for Plot 2 and 3 only.

(36) Development on Plot 1 shall not commence until a drainage scheme for Plot 1, as identified on Drawing No. CS087795-CAP-XX-00-DR-L-001 Rev P1 – Site Location Plan has been submitted to and agreed in writing by the Local Planning Authority. The Scheme shall demonstrate the foul flows only from no more than 23 dwellings shall discharge to the public sewer in Lon Talwrn between manhole reference number SHH46767151 and SH46767152 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.

(37) No development shall commence on Plots 2 – 5, as shown on Drawing No. CS087795-CAP-XX-00-DR-L-0001 Rev P1 – Site Location Plan, until a drainage scheme relating to the relevant Plot has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall demonstrate how the relevant Plot will be effectively drained to the public sewerage system and how the foul flows will eventually drain to:

i) The 150 mm combined sewer at manhole reference number SH46746801 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.

or

ii) Another point of connection on the public sewerage system is identified by a hydraulic modelling assessment, which shall be first submitted to and approved by the local planning authority. Thereafter the connection shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

Thereafter the connection for the relevant Plot shall be made in accordance with the recommended connection options following the implementation of any necessary improvements to the sewerage network as may be identified by the hydraulic modelling assessment.

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.

(38) The agreed drainage scheme for each Plot shall be delivered in full and remain in operation for the duration of the use of each Plot prior to occupation of any building on the relevant Plot hereby approved.

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.

(39) The proposed development site is crossed by a 400mm public rising main and a 150mm public combined sewer with their approximate position being marked on the attached Statutory Public Sewer Record. Their position shall be accurately located and marked out on Plot 4 before works commence on Plot 4 and no operational development on Plot 4 shall be carried out within 3 metres either side of the centreline of the 150mm public combined sewer and 4 meters either side of the centre line of the 400mm public rising main.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(40) Plot 4 is crossed by a trunk/distribution watermains with their approximate position being marked on the attached plan. Their position shall be accurately located and marked out on Plot 4 before works commence on Plot 4 and no operational development on Plot 4 shall be carried out within 3 meters either side of the centreline of the public watermains.

Reason: To protect the integrity of the public sewers and avoid damage thereto, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

(41) No surface water from within the curtilage of the Plots shall be discharged into the county highway. No development shall commence on each Plot until full design details for the drainage of the relevant Plot have been submitted to and approved in writing by the Local Planning Authority. No building car park or access road hereby approved shall be brought into use on a Plot until the approved scheme for that Plot has been implemented in full in accordance with the approved details.

Reason: To ensure the site is adequately drained without detriment to the adjoining highway.

(42) (a) No development of Plot 1, Plot 4 or Plot 5 (including topsoil strip or other groundworks) shall take place until a specification for a programme of archaeological works for the relevant Plot has been submitted to and approved in writing by the Local Planning Authority. The development at Plot 1, Plot 4 and Plot5 shall be carried out and all archaeological work completed in strict accordance with the approved details for the relevant Plot.

(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 twelve months of the completion of the archaeological fieldwork or completion of the development at Plot 1, Plot 4 and Plot 5 (as relevant) whichever is the sooner.

Reason:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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).

(43) 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 twelve months of the completion of the archaeological fieldwork or completion of the development, whichever is the sooner.

Reasons:

1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2016 and Welsh Office Circular 60/96 Planning and the Historic Environment: Archaeology.

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).

(44) Full details of the proposed children’s play area shall be submitted to and approved in writing by the Local Planning Authority and shall be completed in accordance with the approved details prior to the occupation of the 61st dwelling. A management and maintenance plan shall accompany these details and thereafter implemented be in full throughout the lifetime of the development.

Reason: To ensure that the development contributes to the creation of safe, healthy, distinctive and vibrant communities by providing a well-designed and suitably equipped play area.

Condition (44) discharged under application reference DIS/2023/49.

(45) The development permitted by this consent shall be carried out strictly in accordance with the listed drawings and plans submitted below and as required to be approved under the conditions imposed;

Drawing number	Dated.	Plan Description
CS087795-CAP-XX-00-DR-L-0009 P1 & P2 Rev P6	10.02.2017	Landscape Strategy
CS087795-CAP-XX-00-DR-L 0010 Rev P1	23.09.2016	New Engineering Centre Masterplan
ENG-CAP-CP-00-DR-D-0301 Rev PO1	23.09.2016	Fencing Layout & Detail
ENG-CAP-CP-00-DR-D-0701 Rev P-01	23.09.2016	Pavement Layout
ENG-CAP-EB-CM-DR-D-1301 Rev P-01	23.09.2016	Road Lighting & Illuminated Traffic Signs
ENG-CAP-CP-CM-DR-D-0502 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
ENG-CAP-CP-00-XX-DR-E-017 Rev P2	23.09.2016	External Lighting & CCTV
ENG-CAP-CP-00-DR-D-0602	23.09.2016	Earthworks Site Cross Section

Rev P01		
ENG-CAP-CP-00-DR-D-1101 Rev P-01	23.09.2016	Kerbs, Footways and Paved areas Car Park Layout
ENG-CAP-CP-EB-CM-DR-D-0501 Rev P-01	23.09.2016	Proposed Foul & Surface Water Drainage layout
NEC-LAW-0-0-DEL-AR-061001 Rev P3	23.09.2016	New Engineering Centre Elevations Sheet 1
NEC-LAW-0-0-DSC-063001 RevP1	23.09.2016	New Engineering Centre Typical Section
NEC-LAW-0-U01-DFP-061002 Rev P3	23.09.2016	New Engineering Centre First Floor-General Arrangement Plan
NEC-LAW-0-U03-DFP-061004 Rev P3	23.09.2016	New Engineering Centre Third Floor-General Arrangement Plan
NEC-LAW-0-0-DEL-AR-061002 Rev P4	23.09.2016	New Engineering Centre Elevations Sheet 2
		Soft Landscaping Materials Palette
NEC-LAW-0-G01-DFP-061001 Rev P3	23.09.2016	New Engineering Centre Ground Floor-General Arrangement Plan
NEC-LAW-0-U02-DFP-061003 Rev P3	23.09.2016	New Engineering Centre Second Floor-General Arrangement Plan
NEC-LAW-0-U04-DFP-061005 Rev P1	23.09.2016	New Engineering Centre Roof-General Arrangement Plan
CS087795-CAP-XX-00-DR-L-0008 Rev P3	05.12.2016	Masterplan
CS087795-CAP-XX-00-DR-L-0011 Rev P3	13.12.2016	Tree Retention & Removal Plan

Under planning application reference 34C304K/1/EIA/ECON and VAR/2023/70.

Reason: For the avoidance of doubt.

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.