

Application Reference: DIS/2024/1

Applicant: Mr Gary Poole

Description: Application to discharge conditions (09) (Construction Traffic Management Plan) & (10) (Construction Environmental Management Plan) of planning permission FPL/2023/42 (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: Condition Discharged

Reason for Reporting to Committee

The application is to discharge conditions imposed by the Planning and Orders Committee in determining planning application reference FPL/2023/42 "Full application for the demolition of the existing dwelling together with the erection of two new dwellings at Treiddon, Menai Bridge" at its meeting held on the 6th December, 2023.

Proposal and Site

This is an application to discharge conditions (09) (Construction Traffic Management Plan) & (10) (Construction Environmental Management Plan) of planning permission FPL/2023/42 (demolition of the existing dwelling together with the erection of two new dwellings) at Treiddon, Menai Bridge.

Key Issues

The key issue is whether the information submitted satisfies the requirements of the conditions and is otherwise acceptable.

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
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Details satisfactory to discharge the requirements of the condition.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Details satisfactory to discharge the requirements of the condition.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comments.

Relevant Planning History

39C401 - Estyniad i'r annedd / Extension to dwelling at Treiddon, Ffordd y Traeth/Beach Road, Porthaethwy/Menai Bridge - Caniatau/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 - Caniatau/Granted 18.05.2023

FPL/2023/42 - Cais llawn i ddymchwel yr annedd bresennol ynghyd â chodi dau annedd newydd yn / Full application 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 - Caniatau/Granted 07.12.2023

Main Planning Considerations

Planning permission was granted on the 7th December 2023 under planning application reference FPL/2023/42 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.

Condition (09) requires the submission and approval of a Construction Traffic Management Plan (CTMP) and condition (10) requires the submission and approval of a Construction Environmental Management Plan (CEMP).

The reasons for the conditions are to ensure reasonable and proper control is exercised over construction traffic and construction activities in the interests of highway safety and 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.

Information pursuant to the above conditions has been submitted to the LPA and consultation has been undertaken with the Highways Department and the Ecological Adviser.

Following comments from both consultees, revisions have been made to the document to address issues raised.

Both consultees have subsequently confirmed that the information submitted is acceptable and meets the requirements of the conditions such that the conditions may therefore be discharged.

Conclusion

The information submitted pursuant to the requirements of conditions (09) and (10) of planning permission reference FPL/2023/42 is acceptable and meets the requirements of the conditions such that the conditions may therefore be discharged.

Recommendation

That the condition is discharged