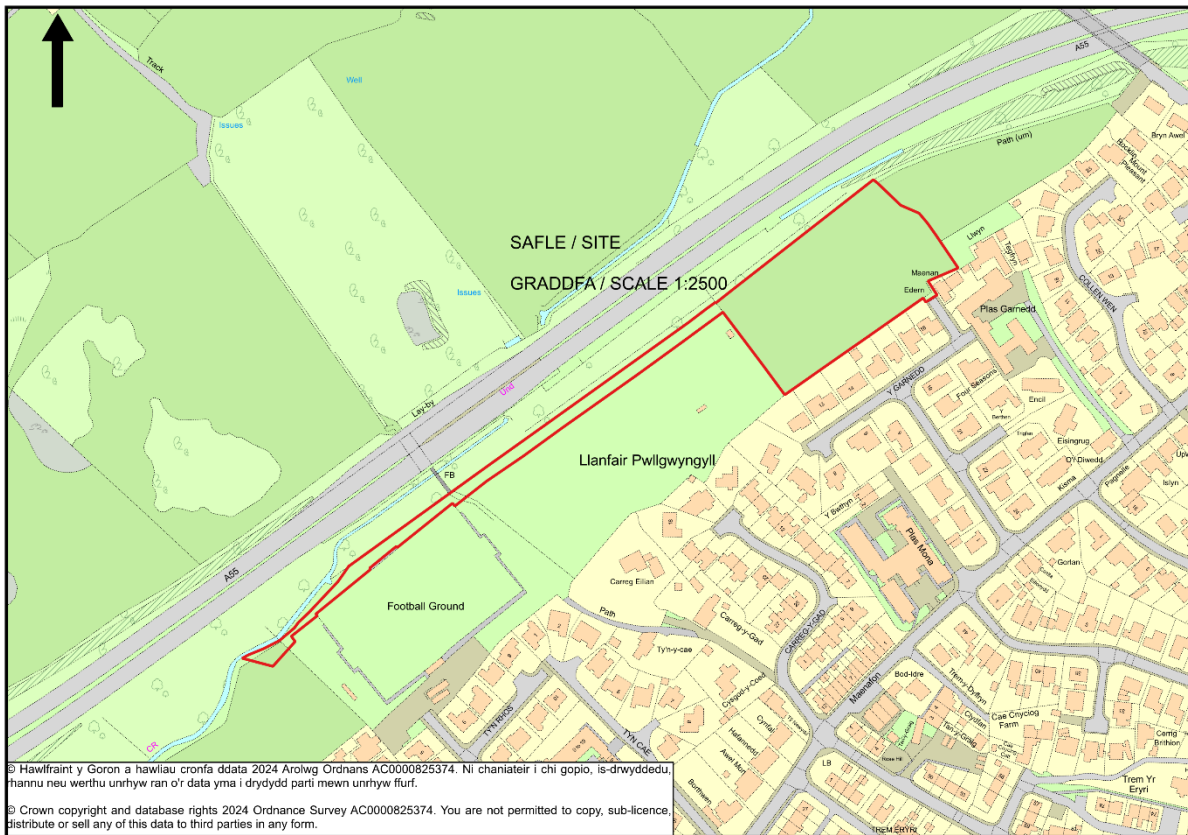


Application Reference: FPL/2024/76

Applicant: Clwyd Alyn Housing Ltd & Du Construction Ltd

Description: Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of public right of way, creation of a landscaping bund, erection of acoustic fence and associated works on

Site Address: Land North of, Y Garnedd, Llanfairpwll.



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

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Members. Councillors Robin Williams and Sonia Williams.

A site visit took place on the 23rd October and members will now be familiar with the site.

Proposal and Site

The site is located in the village of Llanfairpwll at the terminus of the Y Garnedd residential estate, which also provides means of access to the site. The site is currently agricultural land, with the north western

being defined by mature vegetation and flanking the A55 highway. North east and south west boundaries are also defined by vegetation and share their boundaries with an agricultural enclosure and the village football club to the south west. The South east boundary is shared with the residential curtilages of properties on the Y Garnedd estate. No major gradients exist across the site, which is also crossed by a public right of way running from the Y Garnedd estate road to the north of the enclosure. The application is made for the erection of 27 affordable dwellings together with the creation of an estate road and other associated development.

The proposed dwellings are all 2 storey in their construction and will finished with slate roofs, chalk coloured rendered walls and white UPVC windows/doors. The development consists of 4 no. 1 bedroom flats, 14 no. 2 bedroom dwellings, 6 no. 3 bedroom dwellings and 3 no. 4 bedroom dwellings.

Key Issues

The applications key issues are;

- i. Compliance with local and national planning policies
- ii. Highway considerations
- iii. Impact on neighbouring properties
- iv. Drainage, flooding, noise considerations.
- v. Ecology and Biodiversity considerations

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 2: Infrastructure and Developer Contributions
Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 17: Settlement Strategy
Strategic Policy PS 16: Housing Provision
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Strategic Policy PS 18: Affordable Housing
Strategic Policy PS 1: Welsh Language and Culture
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy ISA 1: Infrastructure Provision
Policy TRA 4: Managing Transport Impacts
Policy TRA 2: Parking Standards
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 TAI 8: Appropriate Housing Mix
Policy TAI 16: Exception Sites
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 12: Design (2016)
Technical Advice Note 5: Nature Conservation and Planning (2009)

Supplementary Planning Guidance - Affordable Housing (2004)
Supplementary Planning Guidance - Planning Obligations (Section 106 Agreements) (2008)

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Sonia Williams	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Robin Wyn Williams	Request that the application be referred to the Planning Committee for determination.
Cynghorydd Dyfed Wyn Jones	No response at the time of writing the report.
Cyngor Cymuned Llanfairpwll Community Council	Objection - main issues raised are whether there is a genuine need, impacts on local services, environment, Welsh language, amenities. Drainage and flood risk. Traffic and access.
Strategol Tai / Housing Strategy	Provided details of number of people on housing waiting list
Iechyd yr Amgylchedd / Environmental Health	Comments/advice in relation to environmental considerations.
Gwasanaeth Addysg / Education Service	Confirmation that contribution towards facilities not required.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecology and biodiversity considerations.
Polisi Cynllunio / Planning Policy	Comments/advice in relation to the relevant policy framework.
Dwr Cymru Welsh Water	Comments / no objection.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection / conditions.
Llywodraeth Cymru (Priffyrdd/Highways)	No objection.
Ymgynghorydd Tirwedd / Landscape Advisor	No response at the time of writing the report.
Draenio / Drainage	Comments/advice in relation to drainage and flood risk.
GCAG / GAPS	No comments.
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No objection subject to Section 257 diversion.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection / comments.
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Satisfied with the measures contained in the Welsh Language Impact Assessment.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, placing of a notice near the site and a notice placed in the local press. The latest date for the receipt of any representation was 11/10/2024. At the time of writing this

report 32 representations had been received together with a petition containing 1051 signatures. The main issues raised are summarised below:

- Site is outside the development boundary / *Policy TAI 16 of the JLDP provides an exception which allows for 100% affordable housing development outside, but immediately adjacent to defined development boundaries.*
- Concern regarding access, traffic, parking and road network / *The Highway Authority have been consulted, initial concerns raised have been satisfactorily addressed and consequently they have no objection subject to conditions.*
- Concern regarding drainage and flooding / *No objection has been received from the statutory consultees, DCWW, Highways, NRW and Drainage in relation to flooding, the proposed surface water drainage scheme or wider SuDS proposals. In any case, separate SuDS approval will also be required.*
- Concern regarding noise and disturbance during construction works especially upon the nearby nursing home. / *Whilst acknowledging that there would be disturbance during construction works, these would be short term impacts and are not justifiable grounds for refusal. Conditions will be imposed governing working/construction hours.*
- Concern regarding noise and disturbance, impact on peace and tranquillity and impact on the amenities of existing residents and residents of the nearby nursing home. / *It is not considered that the development, once completed, would give rise to significant levels of noise and disturbance and amenity impact such that refusal on these grounds could be justified.*
- The village is already over developed / *Notwithstanding the subjective nature of this comment, assessment of the acceptability of the proposal against relevant development plan policies is provided in the main body of the report.*
- Concern regarding air pollution from A55 / *An Air Quality Assessment has been submitted as part of the application which concluded that air quality impacts arising from both the construction and operational phases of the development would not be significant.*
- Concern regarding overlooking and loss of privacy and that this would be contrary to the Human Rights Act. / *The separation between existing and proposed dwellings meets or exceeds minimum separation distance requirements as set out in Guidance Note 8: Proximity of Development of the Design Guide for the Urban and Rural Environment Supplementary Planning Guidance. In relation to the assertion that approval of the application would give rise to a breach of the Human Rights Act 1998, there is a statutory framework governing the determination of planning applications under the Town and Country Planning Act 1990 and other relevant legislation and regulations, including consideration of the provisions of the Human Rights Act 1998. This includes a requirement to undertake statutory publicity in relation to applications for planning permission, which affords persons who may be affected by development proposals an opportunity to submit representations. LPA's have a duty to determine applications in accordance with the development plan having regard to other material planning considerations and taking into account representations received. This includes consideration and assessment of the impacts of development proposals upon the privacy and amenities of nearby properties, this occurs irrespective of whether any objections may have been lodged.*
- Concern regarding loss of light and view / *As noted above, the proposal complies with minimum separation distances requirements. Furthermore, the development site is to the North/North West of existing adjacent properties at Y Garnedd and at a slightly lower level, consequently it is highly unlikely that the development result in a loss of light to existing properties. Loss of view is not a material planning consideration.*
- Impact and strain on local services i.e. schools, health centre, pharmacy / *The Education Department have confirmed that there is capacity in local schools. The concerns regarding the impact on the health centre and pharmacy are noted, however no objections have been received directly from the health centre or pharmacy or from BCUHB.*
- Impact on the environment / *The proposal includes various biodiversity enhancements such as planting and landscaping and bat tubes, bird boxes and hedgehog friendly fencing.*
- Surface water drainage pipe to be installed through the nearby football pitch, which will impact on the club, their use of the pitch and their ability to develop further. / *No objections have been raised by the relevant statutory consultees to the proposed surface water drainage arrangements. Implementation of the development will be dependent upon agreement between all parties. Disruption would be temporary and short term.*

- The site is crossed by overhead lines / *With the exception of a short section of the estate road, no development is proposed within the 3m easement either side of the overhead line.*
- Approval will set a precedent / *Planning applications are assessed and determined on their own merits and in accordance with relevant development plan policies.*
- Impact on Welsh language / *A Welsh Language Impact Assessment has been submitted as part of the application and has been reviewed by the Policy and Welsh Language Manager whom is satisfied with the submitted information.*
- Impact on footpath / *The public right of way is to be retained and diverted as part of the proposal. Any impacts there may be would be temporary/short term impact during construction works.*

Relevant Planning History

FPL /2021/231 - Cais llawn i godi 27 annedd fforddiadwy, adeiladu ffordd fynediad fewnol, gwyro Hawl Tramwy Cyhoeddus, creu bwnd tirlunio, codi ffens acwstig a gwaith cysylltiedig ar / Full application for the erection of 27 affordable dwellings, construction of internal access road, diversion of Public Right of Way, creation of a landscaping bund, erection of acoustic fence and associated works on Tîr i'r Gogledd o / Land North of, Y Garnedd, Llanfair Pwllgwyngyll - Gwrthod / Refused - 02/03/2023

Main Planning Considerations

The application is made for the erection of 27 affordable dwellings, construction of internal access road, diversion of public right of way, creation of a landscaping bund, erection of acoustic fence and associated works on land North of Y Garnedd, Llanfairpwll.

Housing developments of 10 or more dwellings constitutes major development and has therefore been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order.

An earlier application for the same development was refused in March 2023 under planning application reference FPL/2021/231 due to objections by the Local Highway Authority and SAB to the proposed means of surface water disposal via a connection to the Local Authority Highway System.

Under the current scheme, it is proposed to discharge surface water into an existing watercourse and an agreement for an outfall to the nearby watercourse at the Southeast of the site has been reached and which entails a sewer requisition and DCWW adoption of the proposed onsite surface water network.

No objection has been received from the statutory consultees, DCWW, Highways and Drainage in relation to the proposed surface water drainage scheme or wider SuDS proposals. In any case, separate SuDS approval will also be required.

Llanfairpwll is identified as a Local Service Centre under Policy TAI 2 of the adopted Joint Local Development Plan. This policy supports housing to meet the Plan's strategy through housing allocations and suitable windfall sites within the development boundary.

The site subject to the application is outside, but immediately adjacent to the development boundary of Llanfairpwll.

Policy TAI 16 relates to exception sites and states that where it is demonstrated that there is a proven local need for affordable housing that cannot reasonably be delivered within a reasonable timescale on a market site inside the development boundary that includes a requirement for affordable housing, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement will be granted. Proposals must be for small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority, where it is appropriate, given to suitable previously developed land.

The indicative supply level for Llanfairpwll over the Plan period is 82 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period of 2011 to 2023, a total of 65 units have been completed in Llanfairpwll. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 10 units). This means that the development would exceed the indicative provision on windfall sites in Llanfairpwll.

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.

The Council's Housing Services have confirmed that there is a need for affordable housing in the locality and a Housing Needs Assessment has been submitted with the application which demonstrates that this need cannot be met within a reasonable timescale in market sites within the boundary or from existing houses for sale in the settlement.

It is therefore considered that the provisions of policy TAI 16 have been satisfied.

In accordance with criterion 2 of Policy PS1 'The Welsh Language and Culture', as this development is on an unexpected windfall site for a large scale housing development, a Welsh Language Impact Assessment has been submitted with the application.

The Welsh Language Impact Assessment has been reviewed by the Policy and Welsh Language Manager who has confirmed that the WLIA is acceptable and meets the requirements of the policy.

The Education Department have been consulted on the proposals and have confirmed that there is sufficient capacity in the local primary and secondary schools, consequently a contribution towards facilities is not required for this development.

As the proposal consists of 27 dwellings it triggers policy ISA 5: Provisions of open Spaces in New Housing Developments which states that new housing proposal for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2:4 hectares per 1000 population. An assessment has been undertaken and the developer will be required to pay a total commuted sum of £12,902.19 comprising £8557.08 towards the provision of outdoor sports facilities and £4345.11 towards the provision of children's equipped play space.

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

The proposal is for the erection of 27 dwellings comprising 14 x 2-bedroom dwellings, 6 x 3 bedroom dwellings, 3 x 4 bedroom dwellings and 4 x 1 bedroom flats. Having regard to the information provided by

the Housing Service, it is considered that the mix proposed is appropriate and accords with the provisions of policy TAI 8.

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.

Policy PCYFF 4 relates to design and landscaping and 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.

The proposal is considered to be acceptable in terms of design, layout, scale and landscaping and it not considered that the proposal will have unacceptable impacts upon the character and appearance of the area neither is it considered that the proposals will impact upon the privacy and amenities of nearby residential occupiers as there is sufficient separation between the proposed dwellings and the existing dwellings at Y Garnedd. The proposals therefore accord with the provisions of policies PCYFF2, PCYFF3, PCYFF4 and TAI4.

The Highways Department have been consulted in relation to the proposals and whilst acknowledging the concerns raised in objections, are satisfied with the information that has been submitted and have no objections subject to conditions.

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application includes a Preliminary Ecological Assessment, a Green Infrastructure Statement, Arboricultural Impact Assessment & Method Statement and Soft Landscape Management Plan which sets out appropriate recommendations. In addition, the proposals include appropriate mitigation, planting, landscaping and biodiversity enhancement measures in accordance with the requirements of policies PCYFF 4, AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

The application site boundary is partially within zone C2 as per the Development Advice Maps accompanying Technical Advice Note (TAN) 15: Development and Flood Risk. The site is also shown to partially lie within zones 2 and 3 according to the Flood Map for Planning, which are considered to provide a better representation of future flood risk than the DAM (as confirmed by Welsh Governments letter dated 15/12/2021). NRW note that the only element of the site / proposal to be within the identified flood zone (rivers) is that of the 225mm diameter surface water drainage pipe.

Having reviewed the submitted Flood Consequence Assessment (Datrys. V3- March 2024) NRW advise that in terms of flood risk from rivers and sea, they are satisfied that the document is sufficient to demonstrate that the proposal is not at risk from the adjacent river (Afon Rhyd-Eilian).

The application site is located close to the A55 expressway consequently the application is also accompanied by an Air Quality Assessment and a Noise Impact Assessment. The Air Quality Assessment

concluded that air quality impacts arising from both the construction and operational phases of the development would not be significant.

The Noise Impact Assessment concludes that subject to the implementation of appropriate mitigation such as the acoustic fence and bund, upgraded glazing and alternative ventilation, that the future noise climate of the development can be controlled through appropriate noise mitigation measures to meet acceptable noise levels in both internal and external amenity areas which accord with the requirements of the appropriate British Standard...

The assessments have been reviewed by the Environmental Health Department who have raised no concerns subject to the implementation of the mitigation measures.

The application site is partly classified as Grade 2 agricultural quality.

Criterion 6 of Strategic Policy PS 6 which relates to Alleviating and Adapting to the Effects of Climate Change states that in order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken into account of and responded to safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles.

This is reiterated in Planning Policy Wales (Edition 12):

Paragraph 3.58 states that agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource.

Paragraph 3.59 goes on to state that when considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 and 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

Whilst acknowledging that the site is partly Grade 2 Agricultural Land, there is however an overriding need for the development to provide affordable housing. The area of land concerned is small and located between residential development to the Southeast and the A55 expressway to the Northwest, consequently it is not considered that the loss of this land would negatively impact on the farming activities in the area and is only used for grazing which can be carried out on most grades of land.

It is therefore considered that it has been adequately demonstrated that there is an overriding need for the development in this location to justify the development of a small area of Grade 2 agricultural land in compliance with strategic policy PS 6 and PPW12.

Conclusion

In light of the above and subject to conditions and a Section 106 Agreement (affordable housing & open space contribution) the proposal is therefore considered to be acceptable and conforms with relevant local and national policies and guidance.

Recommendation

Permit - subject to the signing of a Section 106 Agreement for the provision of affordable housing and a financial contribution for open space.

(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 access shall be laid out and constructed strictly in accordance with the submitted plans Ref. YGLL-SAL-01-22-DR-A-0003 Rev. P15, 20086/400 Rev. P03 and 20086/401 Rev. P04 before the dwellings are occupied 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.

(03) The turning area shall be completed in full accordance with the details as shown on the submitted plan drawing references YGLL-SAL-01-22-DR-A-0003 Rev. P15 and 20086/400 Rev. P03 before the dwellings are occupied and thereafter retained solely for those purposes.

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

(04) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing references YGLL-SAL-01-22-DR-A-0003 Rev. P15 and 20086/400 Rev. P03 before the dwellings are occupied 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.

(05) 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.

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

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

(07) No development shall commence until details of the measures to secure the future maintenance of the access and estate road has been submitted to an approved in writing by the Local Planning Authority, thereafter it shall be managed and maintained in accordance with the approved details for the lifetime of the development.

Reason: For the avoidance of doubt.

(08) The estate road(s) shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

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

(09) The development shall not be occupied until the priority junction road markings have been carried out in accordance with drawing reference SCP/200727/F02.

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

(10) No development shall commence until a street lighting scheme, including a lighting splay and light mitigation strategy and measures to reduce light spillage onto foraging habitats for bats shall be submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out and maintained in accordance with the approved details for the lifetime of the development.

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

(11) The site shall be landscaped strictly in accordance with the proposed soft landscaping design plan detailed on drawing refs: 629-STO-00-00-DR-L-0001 Rev. P03 and 629-STO-00-00-DR-L-0002 Rev. P01 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.

(12) The development hereby approved shall be carried out in accordance with the Mitigation and Biodiversity Enhancement detailed in sections 9 & 10 of the Preliminary Ecological Assessment (Updated) by Cambrian Ecology dated 20th October 2023.

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

(13) The development hereby approved shall be carried out in accordance with the Arboricultural Impact Assessment & Method Statement Rev. D, by Tree Solutions dated July 2024.

Reason: To safeguard trees and in the interests of the visual amenities of the locality.

(14) The development hereby approved shall be carried out in accordance with the Mitigation measures detailed in section 5 of the Noise Impact Assessment ref. 23.222.1.R3 by Professional Consult Ltd dated 28th February 2024.

Reason: To safeguard the amenities of nearby residential occupiers.

(15) In the event of any contamination being found, a suitable Remediation Strategy should be prepared for the site. The Remediation Strategy shall be submitted and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Remediation Strategy.

Reason; To safeguard the amenities of future occupants.

(16) Full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. Thereafter the works shall be carried out and maintained in accordance with the approved details.

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

(17) 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, E and F of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of amenity

(18) 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.

(19) 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: YGLL-SAL-01-22-DR-A-0001 Rev. P2
- Proposed Site Plan: YGLL-SAL-01-22-DR-A-0003 Rev. P15
- Road Markings Y Garnedd: SCP/200727/F02
- Proposed Boundary Plan: YGLL-SAL-01-22-DR-A-0004 Rev. P7
- Proposed Site Sections: YGLL-SAL-01-22-DR-A-0005 Rev. P5
- Proposed Site Elevations: YGLL-SAL-01-22-DR-A-0006 Rev. P6
- 4P2B House Plans and Elevations: YGLL-SAL-01-22-DR-A-0041 Rev. P3
- 5P3B House Plans and Elevations: YGLL-SAL-01-22-DR-A-0042 Rev. P3
- 6P4B House Plans and Elevations: YGLL-SAL-01-22-DR-A-0043 Rev. P3
- 2B1P Flat Plans and Elevations: YGLL-SAL-01-22-DR-A-0050 Rev. P3
- General Arrangement and Setting Out: 20086/400 Rev. P03
- Offsite Surface Water Route: 20086/501-2 Rev P04
- Proposed Drainage Layout: 20086/501-1 Rev. P04
- Soft Landscape Design: 629-STO-00-00-DR-L-0001 Rev. P03
- Soft Landscape Management Plan: 778-STO-XX-XX-RP-L-001
- Soft Landscape Details: 629-STO-00-00-DR-L-0002 Rev. P01
- Vertical Alignments: 20086/401 Rev. P04
- Transport Statement, SCP, September 2024
- Arboricultural Impact Assessment & Method Statement, Tree Solutions, Rev. D, July 2024
- Preliminary Ecological Assessment (Updated), Cambrian Ecology, 20th October 2023
- Design, Access and Planning Statement, Cadnant Planning, March 2024
- Drainage Statement: 20086/E03 Rev. D, Datrys, March 2024
- Green Infrastructure Statement, Cadnant Planning, March 2024
- Flood Consequences Assessment, V3, Datrys, March 2024
- Noise Impact Assessment, Professional Consult, 23.222.1.R3, 28 February 2024

- **Air Quality Assessment, AQ109517, Ensafe Consultants, 18/12/2020**

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS2, PS4, PS5, PS6, PS16, PS17, PS18, PS19, ISA1, ISA5, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF6, TAI8, TAI16, AMG5.

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

Application Reference: FPL/2024/105

Applicant: Clwyd Alyn Housing Ltd & DU Construction Ltd

Description: Full application for the erection of 30 residential dwellings (100% affordable housing units), alterations to existing access, creation of new access and internal access road together with associated works at

Site Address: Land to the North-East of Gwel y Llan, Llandegfan



Report of Head of Regulation and Economic Development Service (Colette Redfern)

Recommendation: Permit

Reason for Reporting to Committee

At the request of the Local Member, Councillor A Roberts due to local concerns.

At the meeting held on the 2nd October 2024, members resolved to visit the site. The site visit took place on the 23rd October 2024 and members will now be familiar with the site.

Proposal and Site

The proposal is for the erection of 30 affordable dwellings, comprising of a mix of social rented and intermediate housing. Access to the site will be via Gwel y Llan and Gwel Eryri residential estate. The scheme includes four one-bedroom flats, 13 two-bedroom houses, 8 three-bedroom properties, 1 four-bedroom house and four two-bedroom bungalows.

The site is a rectangular parcel of land and borders the private residential estates known as Gwel y Llan and Gwel Eryri in the settlement of Llandegfan which is defined as a Local Village under Policy TAI 4 of the Anglesey and Gwynedd Joint Local Development Plan. The site lies outside the development boundary of Llandegfan however the south-west and south-eastern boundary of the application site lies immediately adjacent to the development boundary. A public right of way runs through the application site and along the access track to the site which lies between the residential properties known as 6 and 7 Gwel y Llan.

Key Issues

The applications main issues are;

- i. Principle of residential development
- ii. Highway considerations and sustainability
- iii. Impact on neighbouring properties
- iv. Drainage and flooding issues
- v. Ecology and Biodiversity considerations

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy TRA 2: Parking Standards
Policy TRA 4: Managing Transport Impacts
Policy TAI 4: Housing in Local, Rural & Coastal Villages
Policy TAI 8: Appropriate Housing Mix
Policy TAI 16: Exception Sites
Strategic Policy PS 1: Welsh Language and Culture
Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
Strategic Policy PS 5: Sustainable Development
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
Policy ISA 1: Infrastructure Provision
Policy ISA 5: Provision of Open Spaces in New Housing Developments
Policy AMG 5: Local Biodiversity Conservation

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

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

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

Supplementary Planning Guidance - Affordable Housing (2004)

Strategic Policy PS 17: Settlement Strategy

Response to Consultation and Publicity

Consultee	Response
Cynghorydd Gary Pritchard	No response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Requested that the developer pay a financial sum towards improvements to two existing footpaths in the locality
Cynghorydd Carwyn Jones	No response
Cynghorydd Alun Roberts	Call-in due to local concern
Cyngor Cymuned Cwm Cadnant Community Council	Object - main issues were unacceptable extension to the village, biodiversity and highway safety. These issues are addressed in the Main Planning Considerations Section of the report.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Following receipt of additional biodiversity measures confirmed that the scheme was acceptable
Prifffyrdd a Trafnidiaeth / Highways and Transportation	Confirmed that the proposal was acceptable.
Ymgynghorydd Tirwedd / Landscape Advisor	Requested additional information in regards Arboricultural Impact Assessment. No response received following receipt of additional information
Polisi Cynllunio / Planning Policy	Provided guidance on relevant policies
Swyddog awyr dywyll / Dark skies officer	No response
Dwr Cymru/Welsh Water	Recommended conditional approval
Strategol Tai / Housing Strategy	Provided details of number of people on housing waiting list
Iechyd yr Amgylchedd / Environmental Health	Provided environmental and contaminated land guidance
Draenio / Drainage	No response
Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service	No comments
Gwasanaeth Addysg / Education Service	Requested financial contribution towards Ysogl Llandegfan
Betsi Cadwaladr University Health Board	No response
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objection

SP Energy Networks	No response
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Happy with the measures contained in the Welsh Language Impact Assessment

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties, placing of a notice near the site and a notice placed in the local press. The latest date for the receipt of any representation was 07/06/2024. At the time of writing this report 12 web comments and 12 letters of representation had been received at the department. Seven of the web comments were in support of the application and the remaining 5 web comments and 12 letters of representation raised objections to the scheme. The main issues raised in objection to the proposal can be summarised as follows;

- i. Highway safety
- ii. Local school and doctors' surgery cannot cope with the additional population
- iii. Too many holiday lets in the village which is why there is a need for additional housing
- iv. Loss of land and biodiversity features and will have an impact on environment and wildlife
- v. Loss of sunlight, privacy/overlooking
- vi. Light and noise pollution
- vii. Impact on character of village
- viii. Flood risk
- ix. Outside development boundary
- x. Scale of development too large for village
- xi. Works undertaken to trees on the site before the submission of the application

Other issues were also raised that are not material planning considerations. In response to the issues raised I would comment as follows;

- i. The Highway Authority has been consulted and has raised no objection to the development.
- ii. The Education Department has been consulted and has confirmed that if the development is to go ahead a financial sum of £?? is required towards
- iii. The application is for the residential development of the site to construct 30 affordable units and not holiday lets.
- iv. This matter is addressed under the Biodiversity and Ecology section in the main body of the report.
- v. This matter is addressed under the Impact on neighbouring properties section in the main section of the report.
- vi. Whilst it is acknowledged that noise disturbance will take place during the construction stage this will be short term only. In response to light pollution any external lighting will need to comply with current Biodiversity enhancements.
- vii. The proposal is for the erection of 30 affordable dwellings and is located adjoining two residential estates. The proposal is for the erection of bungalows and two storey dwellings and respects the character of the pattern of development in the locality.
- viii. The application has been referred to Welsh Water, Natural Resource Wales and our Drainage Section and no concern/objection has been raised to the development.
- ix. I confirm that the site lies outside the development boundary of Llandegfan however in accordance with Policy TAI 16 the proposal is for the erection of 30 affordable housing.
- x. Llandegfan is a village with a local primary school and shop. The village is served by public transport and is in close proximity to Menai Bridge. It is considered that the scale of the development is suitable for the village.
- xi. Some works have been undertaken to trees along the boundary of the site however these trees were not protected by a Tree Preservation Order and did not require planning permission for the works.

The 7 web comments in support of the application can be summarised as follows;

- i. There is a need for houses for local people.
- ii. Will create job opportunities
- iii. Will provide future housing for youngsters

Relevant Planning History

No previous site history

Main Planning Considerations

i. Principle of residential development - Llandegfan has been identified as a Local Village under Policy TAI 4 of the Joint Local Development Plan (JLDP). The application site lies outside of the development boundary however the south-west and south-eastern boundary of the development lies immediately adjacent to the development boundary. Policy PCYFF 1 'Development Boundaries' states that outside the development boundary development will be resisted unless it is in accordance with specific policies in the JLDP or national planning policies and other material planning considerations.

Policy TAI 16 'Exception Sites' can support proposals for 100% affordable housing on sites immediately adjacent to development boundaries that form a reasonable extension to the settlement. As stated above the site lies immediately adjacent to the development boundary and the residential development of the site is considered as an acceptable extension to the village and complies with Policy TAI 16 of the JLDP.

The indicative supply level for Llandegfan over the Plan period is 27 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.). During the period of 2011 to 2023, a total of 11 units have been completed in Llandegfan. The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 4 units). This means that at the proposed development would exceed the indicative provision in the settlement.

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. Therefore, the approval of this site can be supported by the expected provision within the Local Service Centres category.

A copy of the Housing Needs Survey Report has been submitted in support of the application and the Housing Section has confirmed that there are people registered on the Social Housing Register and Tai Teg Affordable Housing Register.

Policy PS 17 states that housing development will be distributed in accord with the settlement strategy based on a settlements level of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development. ..." Paragraph 6.4.24 of the JLDP states that "...Comparatively less development is promoted to these Villages in order to protect their character and to support community need for housing or for local need affordable housing..."

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

The Education Department have confirmed that should the proposal be approved they will be required to pay a financial contribution of £122,570 towards facilities at Ysgol Llandegfan.

As the proposal consists of 30 dwellings it triggers policy ISA 5: Provisions of open Spaces in New Housing Developments which states that new housing proposal for 10 or more dwellings, in areas where existing open spaces cannot meet the needs of the proposed housing development will be expected to provide suitable provision of open spaces in accorded with the Fields in Trust benchmark standards of 2:4 hectares per 1000 population. An assessment has been undertaken and the developer will be required to pay a contributed sum of £4,831.38 for the provision of children's informal play space and equipped play spaces.

ii. Highway considerations and sustainability - Concern has been raised by members of the public that the additional traffic generated by the proposal will have an impact on highway safety. Whilst it is acknowledged that access to the site is via Gwel Eryri and Gwel y Llan residential estate however the Highway Authority have been consulted and raised no objection to the proposal.

The site is located within the settlement of Llandegfan which has a primary school and local shop. The village is also on the public network route to the nearby settlements of Beaumaris and Menai Bridge. The site is therefore considered to be located in a sustainable location.

As a Public Right of Way (PRoW) runs through the site at present works are required to divert the footpath in order that it runs along the pavement within the site. The Highway Authority have requested that the developer pay a financial contribution towards improvements to two PRoW in the locality of the site. No details of the sum required has been received to date.

iii. Impact on neighbouring properties - Members of the public have raised concerns that the residential development of the site will result in the loss of privacy and light to the existing properties. The rear gardens of the existing dwellings on Gwel y Llan estate back onto the application site. The proposed dwellings located along the boundary with the properties on Gwel y Llan estate (7 - 14 Gwel y Llan) will be single storey dwellings. The recommended distance from a side elevation to the boundary of the site, as recommended in Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (SPG) is 2.5 metres and whilst the property to the rear of 7 and 8 Gwel y Llan will be 2.33m away from the boundary. The propose dwelling located to the rear of 10 and 11 Gwel y Llan will be located 3m away from boundary of the site, and the proposed dwelling to the rear of 12 and 14 Gwel y Llan will be located between 3.3 and 3.6 metres away from the boundary of the site. Due to the fact the proposed dwellings are to be single storey, that a 1.8m fence will be erected along the boundary of the site and that the properties on Gwel y Llan estate are situated between 11 and 3 metres away from the boundary with the site it is not considered that the amenities currently enjoyed by the occupants of 7 - 12 Gwel y Llan.

There is a distance of 9.6 m between the gable of the proposed dwelling and gable of 23 Gwel Eryri. There are no windows proposed in the gable of the new dwelling and therefore the proposal complies with the distances recommended in Supplementary Planning Guidance.

There is a distance of 15.5m between the rear of the dwellings proposed along the side of 24 Gwel Eryri. These distances exceed the recommended distances recommended in the SPG.

The proposed dwellings to the rear of 5 and 6 Gwel y Llan comply with the distances recommended in the SPG (main to boundary).

Due to the above it is not considered that the residential development of the land will have a negative impact on the amenities currently enjoyed by the occupants of the dwellings.

iv. Drainage and flooding issues - Concern has been raised that the proposal may lead to further flooding to the neighbouring properties. Welsh Water, Natural Resource Wales and our Drainage Section

have been consulted and raised no objection to the proposal. The development will be subject to SUDS approval which will ensure that the surface water should not run to the neighbouring properties.

v. Ecology and Biodiversity - Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must achieve overall biodiversity enhancement in accordance with the Environment Wales Act (2016) and Planning Policy Wales.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered. A Green Infrastructure Statement has been submitted in support of the application.

Members of the public have raised concerns that the residential development of the site will result in the loss of land and biodiversity features and will have an impact on environment and wildlife. The scheme includes biodiversity enhancement including bat, bird and bee bricks, hedgehog holes in the proposed fencing, new trees and hedging. The proposed landscaping works have been forwarded to our Ecological Advisor and following receipt of additional and amended landscaping details the Ecological Advisor has confirmed that the scheme is acceptable.

Conclusion

The proposal is considered as an acceptable extension to the village and complies with current policies. The proposal will not have a detrimental impact on highway safety or on the amenities of the adjoining properties and locality.

Recommendation

Permit - subject to the signing of a Section 106 Agreement for the provision of affordable housing, financial contribution towards education facilities, open spaces and a financial contribution for the improvement of public right of way in the locality

(01) The development hereby permitted shall be begun before the expiration of (five) years from the date of this permission.

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

(02) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.

Reason: In the interest of residential amenity

(03) No development shall take place until details of a scheme to divert the public sewer crossing the site have been submitted to and approved in writing by the local planning authority. The scheme shall include a detailed design outlining the measures taken to secure and protect the structural condition and ongoing access of the public sewer. No other development pursuant to this permission shall be carried out until the approved diversion scheme have been implemented and completed. The approved scheme shall be adhered to throughout the lifetime of the development and the protection measures shall be retained in perpetuity.

Reason: To protect the integrity of the public sewer and avoid damage thereto

(04) The provisions of Part 1, Classes A and B of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To ensure the dwellings are retained as affordable dwellings

(05) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

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

(06) The site shall be landscaped strictly in accordance with Landscape General Arrangement - GYL-FLA-XX-XX-D-L-1001 Rev P07 in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased within five years of the carrying out of the landscaping scheme, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

(07) A landscape management plan, including management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens. The landscape management plan shall also include post establish management of the trees, hedges, grass and ornamental features. Full details shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The landscape management plan shall be carried out as approved.

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

(08) The development hereby permitted shall be carried out in strict conformity with the details shown on the approved plans, and contained in the form of application and in any other documents accompanying such application as listed below, unless specified otherwise in any conditions of this planning permission:

**GYL-SAL-01-ZZ-DR-A-001 - Rev. PS - Location plan
GYL-SAL-01-ZZ-DR-A-0003 - Rev. P16 - Proposed site plan
GYL-SAL-05-ZZ-DR-A-0044 - Rev. P3 - Proposed plans and elevations - 7p4b
GYL-SAL-04-ZZ-DR-A-0042 - Rev. P3 - Proposed plans and elevations - 5p3b
GYL-SAL-03-ZZ-DR-A-0041 - Rev. P3 - Proposed plans and elevations - 4p2b
GYL-SAL-02-ZZ-DR-A-0031 - Rev. P2 - Proposed bungalow plans and elevations 3p2b
GYL-SAL-06-ZZ-DR-A-0050 - Rev P2 - Proposed plans and elevations 2b1p
GYL-SAL-01-ZZ-DR-A-0007-Rev. P8 - Proposed 3d ariel view
GYL-SAL-01-ZZ-DR-A-0008 - Rev. P5 - Proposed 3d views
GYL-SAL-01-ZZ-DR-A-0006 - Rev. P4 - Proposed site elevations
GYL-SAL-01-ZZ-DR-A-0004 - Rev. P8 - Proposed boundary plan
GYL-FLA-XX-XX-D-L-1002 - Rev. P07 - Detailed planting plan
GYL-FLA-XX-XX-D-L-1001 - Rev. P07 - Landscape general arrangement
GYL-SAL-01-ZZ-Dr-A-0005-Rev. P3 - Proposed site sections
S2-292-002-Rev. P03 - Trial pit locations
S2-292-005-Rev.P03 - Proposed areas plan
S2-292-006-Rev. P03 - Drainage layout
S2-292-007-Rev. P04 - SAB Agreement layout
S2-292-008-Rev. P01 - Proposed Section 185 Drainage layout**

S2-292-012-Rev. P05 - Proposed off-site surface water drainage layout
S2-292-014-Rev. P02 - Proposed external levels
S2-292-015-Rev. P01 - Public footpath diversion layout
Preliminary Ecological Survey - Eco-scope
Housing Need Survey - Rural Housing Enabler
Welsh Language Impact Assessment - Cadnant Planning
Design, Access and Planning Statement - Cadnant Planning
Pre-application Consultation Report - Cadnant Planning
Aboricultural Impact Assessment and Method Statement - Tree Solution
Green Infrastructure Statement - fenton-reece

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 1, PCYFF 2, PCYFF 3, PCYFF 4, PCYFF 6, TRA 2, TRA 4, TAI 4, TAI 8, TAI 16, AMG 5, PS 1, PS 4, PS 5, PS 6, PS 19, ISA 1 and ISA 5.

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.