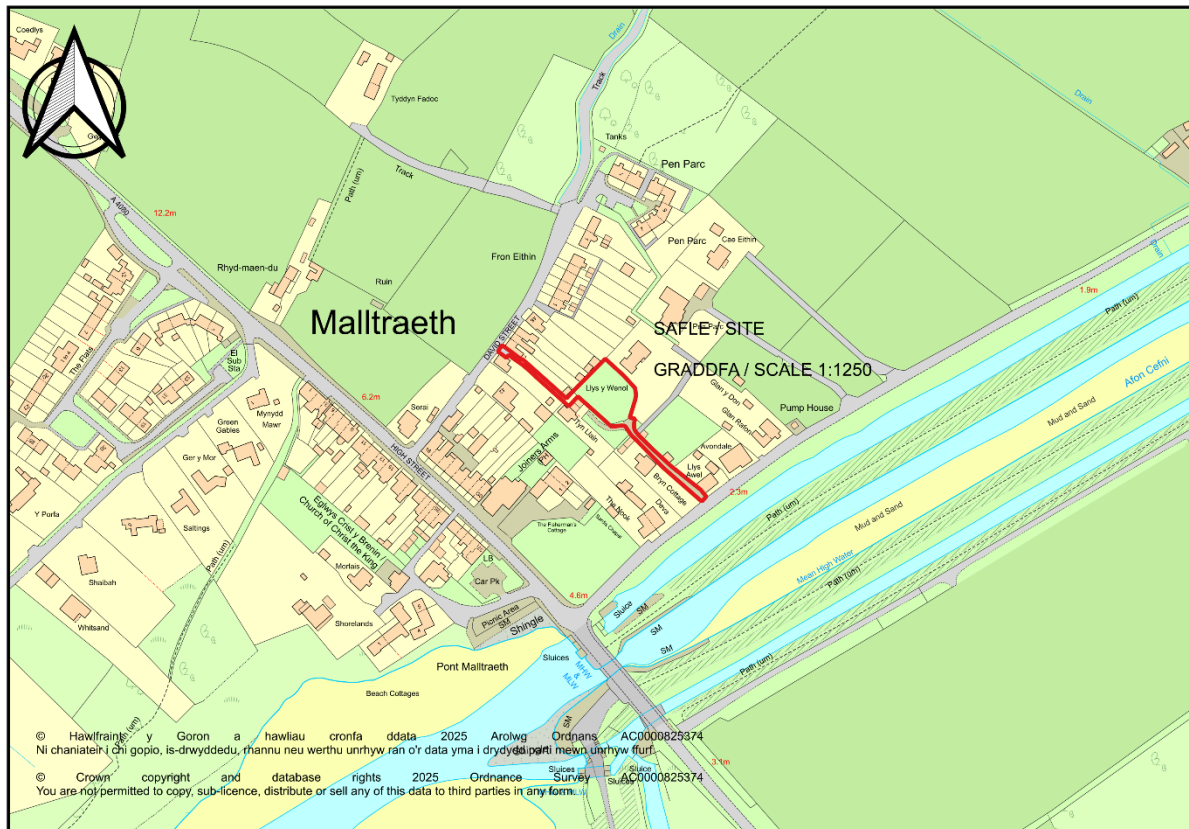


**Applicant:** Mr D Jones

**Site Address:** Tyn Llain, Malltraeth



**Recommendation:** Refuse

The application is being presented to the Planning and Orders Committee as it was called in by Councillor Arfon Wyn. He is supporting the application as the site is some distance away from Cob Malltraeth, surrounded by several existing properties, with no evidence of previous flooding.

At the planning committee held on the 2nd of July 2025 the members recommended a site visit takes place. On the 30th of July a site visit took place. The members are now aware of the site and its settings.

At the planning committee held on the 3rd of September 2025 members resolved to approved the application contrary to officer recommendations. The recorded reason being as follows:

i. The application site is an area with no flooding history and is located between existing residential properties. The site is in a flood zone at risk from sea flooding, but Malltraeth has flood prevention measures that are maintained by NRW.

In such circumstances paragraph 4.6.12.1 of the Council's Constitution requires that: "Where the Committee are mindful to either approve or refuse a proposed development contrary to an Officer recommendation, the item shall be deferred until the following meeting so as to allow the officers to report further on the matter. The Committee must set out the reasons for wishing to decide against the officer recommendation. Committee members should adhere to these Rules when making planning decisions and take policy guidance from planning officers into due regard and only vote against their recommendations where genuine and material planning reasons can be identified. A detailed minute of the Committee's reason(s) shall be made and a copy placed on the application file. Where deciding the matter contrary to the recommendation may risk costs on appeal the Committee will take a recorded vote when deciding the application irrespective of the requirements of paragraph 4.1.18.5 of the Constitution."

Paragraph 4.6.12.2 requires that; "The officer's further report shall detail the reasons put forward by the members, indicate whether such reasons are, in their view, genuine and material planning reasons and discuss the land use planning issues raised."

This report will therefore give consideration to these matters.

## **1. Response to the reason for approving the application**

**i. The application site is an area with no flooding history and is located between existing residential properties. The site is in a flood zone at risk from sea flooding, but Malltraeth has flood prevention measures that are maintained by NRW.**

The application site lies predominantly within Flood Zone C2 on the Development Advice Map, for the purposes of TAN 15 (2004). The whole application site also falls within Flood Zone 3 Seas, on the more up to date Flood Maps for Planning referenced in the more recent TAN 15 (2025).

The Welsh Government published a new TAN 15 during the process of this application. That document confirms that it should be read in conjunction with Planning Policy Wales (PPW) and the Welsh National Marine Plan and that it replaces TAN 14 and the previous TAN 15. However, the Ministerial Written Statement dated 31 March 2025, which accompanied the publication of the new TAN, confirms that there will be a transitional period for its implementation. Specifically, planning applications that were submitted and registered before the publication of the new TAN, such as this one, shall continue to be assessed against the previous version.

Flood Zone C2 is defined as areas of the floodplain without significant flood defence infrastructure and TAN 15 (2004) makes clear that 'highly vulnerable development', which includes all residential premises, should not be permitted in such zones. This principle is particularly important in light of climate change, which Planning Policy Wales (Edition 12) notes is likely to increase the risk of flooding due to sea level rises. PPW also advises that planning authorities should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers. These principles are reflected in policy PS 6 of the LDP which, among other things, seeks to ensure that development is located away from flood risk areas, in order to adapt to the effects of climate change.

Paragraph 6.2 of TAN 15 states that new developments should be directed away from zone C and towards suitable land in zone A, otherwise to zone B, where river or coastal flooding will be less of an issue. In zone C the tests outlined in sections 6 and 7 will be applied, recognising, however, that highly vulnerable development and emergency services in zone C2 should not be permitted. Highly vulnerable development is classed as being all residential premises, public buildings, especially vulnerable industrial development and waste disposal sites. Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the

flooding, and the consequences of the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

Natural Resources Wales object to the application as the Flood Consequence Assessment fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN 15. It fails to demonstrate that the entire development site has been designed to be flood free in the 0.5% (1 in 200 year) tidal event plus climate change. The flood assessment is also considered outdated having been written almost 19 years ago with only a recent addendum. NRW also have significant concerns regarding the vehicular access and egress to the site which would be significantly compromised in flood conditions and the lack of information regarding the pedestrian access/egress route to the north of the development site. Any amended FCA should consider appropriate breach assessments, specifically considering projected velocities given the proximity of the development site to the embankments. NRW are aware that the Afon Cefni has breached on numerous occasions and state that it should be considered as part of any amended documents. The applicant was given the opportunity to revise the FCA in light of NRW comments, however no further information was received such that NRW object to the development on flooding grounds.

Whilst the FCA concludes that the flood risk to the proposed development can be managed to meet all the recommendations of NRW and TAN 15, TAN 15 (2004) is clear that residential uses which are highly vulnerable development in Zone C2 should not be permitted. Only development types listed as 'less vulnerable development' should be subject to the justification and acceptability tests set out in section 6 and 7 of TAN 15 (2004), which is not the case here. The development's location is unacceptable with regard to flood risk, and it conflicts with policy PS 6 and the advice contained in TAN 15 (2004) and PPW. For the avoidance of doubt, this would not be materially different had the application been considered against the more recent TAN 15 (2025).

Paragraph 11.7 of TAN 15 (2004) states that where the planning authority is minded to go against the advice of the Environment Agency, it should inform the Agency prior to granting consent, allowing sufficient time for further representations to be made, to ensure consequences can be managed acceptably.

## **Conclusion**

The development's location is unacceptable with regard to flood risk, and it conflicts with policy PS 6 and the advice contained in TAN 15 (2004) and PPW. Whilst policy TAI 4 supports residential development in Malltraeth, the scale of the dwelling is considered acceptable and other matters such as impacts on neighbours, highways and ecology could be resolved during a reserved matters application, these factors are insufficient to outweigh the fundamental objection to the principle of siting highly vulnerable development in Zone C2, which is an overriding consideration.

## **Recommendation**

That the application is refused for the following reason:

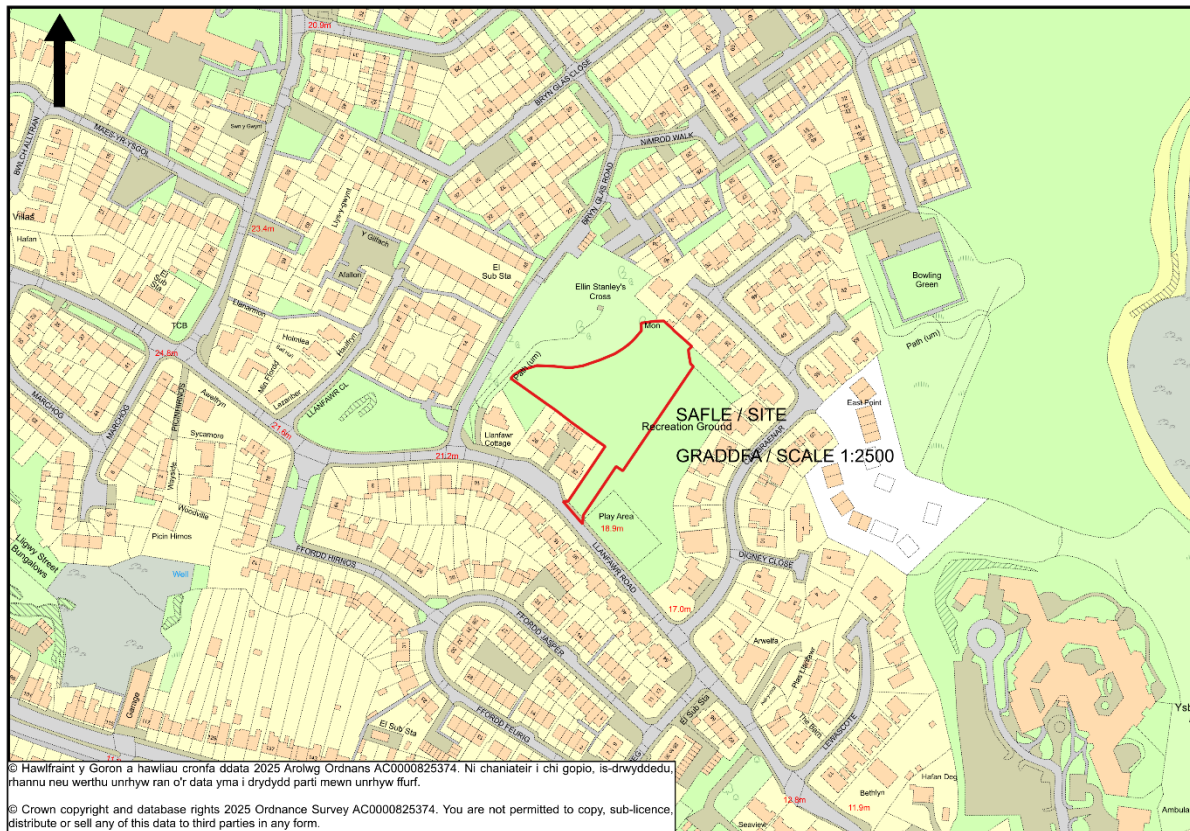
**(01) The application is for a residential development located within zone C2, as defined by the Development Advice Maps referred to under Technical Advice Note 15 'Development and Flood Risk' (July 2004). The proposal is therefore contrary to Policy PCYFF 2 and Strategic Policy PS 6 of the Anglesey and Gwynedd Joint Local Development Plan, Technical Advice Note 15 – Development and Flood Risk (July 2004) and Planning Policy Wales (Edition 12).**

**Application Reference:** OP/2025/1

**Applicant:** Holyhead Town Council

**Description:** Outline application for the erection of 9 affordable dwellings which includes full details of access, appearance, layout and scale on land near

**Site Address:** Llanfawr Road, Holyhead.



**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.

At the planning committee held on the 3rd September 2025 members recommended that a site visit was undertaken. The site was visited on the 17th September and members are now familiar with the site and its setting.

## **Proposal and Site**

The proposal is an outline application for the erection of 9 affordable dwellings (social rented) with the means of access to the site, appearance, scale and layout being considered as part of the current application. The proposal is for the erection of 6 number bungalows, one pair of two storey semi-detached properties and one detached dwelling. Access to the site will be via Llanfawr Road and will run along the side of the property known as 32 Llanfawr Road.

The site is located within the development boundary of Holyhead and on land that has been allocated as open space within the Anglesey and Gwynedd Joint Local Development Plan. The site lies between Bryn Glas Road and Cae Braenar. The site is flanked by residential properties. There is a mixture of single storey and two storey properties in the immediate locality with no distinct pattern of development.

## **Key Issues**

The application's main issues are:

- i. Compliance with Policy
- ii. Impact on neighbouring properties
- iii. Design
- iv. Highway Safety
- v. Biodiversity and Ecology

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres  
Policy TAI 8: Appropriate Housing Mix  
Policy TAI 15: Affordable Housing Threshold & Distribution  
Policy AMG 5: Local Biodiversity Conservation  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts  
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
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 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy ISA 1: Infrastructure Provision

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 11: Noise (1997)  
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 - Planning and the Welsh Language (2007)  
Supplementary Planning Guidance - Affordable Housing (2004)  
Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

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

Policy ISA 2: Community Facilities

Policy PCYFF 6: Water Conservation

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

Policy ISA 4: Safeguarding Existing Open Space

**Response to Consultation and Publicity**

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	No response
Iechyd yr Amgylchedd / Environmental Health	Standard comments
Gwasanaeth Addysg / Education Service	Spaces available in local schools
Strategol Tai / Housing Strategy	Provided details of number of people on waiting list
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Polisi Cynllunio / Planning Policy	Provided details of relevant policies
Cyfoeth Naturiol Cymru / Natural Resources Wales	Concerns that the scheme was to connect to a private sewerage system. Agent confirmed application form completed incorrectly and the proposed dwellings were to be connected to the mains sewer system and amended application form to reflect this.
GCAG / GAPS	No response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection. In response to the concerns raised by the Local Member stated that mown amenity areas provide little benefit biodiversity wise.
Draenio / Drainage	Standard drainage comments in relation to Sustainable Drainage System.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Recommended conditional approval
Dwr Cymru/Welsh Water	Recommended conditional approval
Cynghorydd Pip O'Neill	Support - keen to see bungalows built in the area
Cynghorydd Jeff M. Evans	Call-in due to concerns of increase in traffic movements, drainage issues and ecological issues.
Cyngor Tref Caergybi / Holyhead Town Council	No response
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Sport Wales FIT	No response
Chwaraeon Cymru / Sport Wales	No response

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the

28/02/2025. At the time of writing this report three letters of representation, one of which contains 16 signatures and 4 web comments had been received at the department.

The main issues raised can be summarised as follows:

- i. Highway Safety, increase in traffic
- ii. Loss of open space and footpath runs through the site
- iii. Drainage issues
- iv. Impact on property prices

In response to the issues raised I would respond as follows;

- i. The Highway Authority have been consulted and raised no objection to the proposal following the receipt of an amended drawing illustrating the visibility splay.
- ii. Whilst it is acknowledged that the site is designated as a protected open space under Policy ISA 4 of the Anglesey and Gwynedd Joint Local Development Plan. The applicant proposes to improve the existing playing facilities on the neighbouring land. The proposed scheme includes the retention of the existing footpaths located near the site and provide footpaths to the play area.
- iii. The Drainage Section, Welsh Water and Natural Resource Wales have been consulted and raised no objection to the proposal.
- iv. This is not a material planning consideration.

### **Relevant Planning History**

19C1159 - Outline application with all matters reserved for the erection of a housing estate (6 flats, 7 houses) on land at - Llanfawr Road, Holyhead - Withdrawn 01/12/2017

### **Main Planning Considerations**

**i. Compliance with Policy** - Holyhead is identified as an Urban Service Centre under Policy TAI 1. This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy. This site lies within the Holyhead development boundary.

In accordance with Policy PCYFF 1 ('Development Boundaries'), proposals within development boundaries are approved if they comply with other policies and proposals in the Plan, National policies and other relevant planning considerations. The proposal can therefore be considered against Policy TAI 1.

The indicative supply level for Holyhead over the Plan period is 833 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.) (430 on allocated sites and 403 on windfall sites). During the period of 2011 to 2023, a total of 470 units have been completed in Holyhead (191 on allocated sites and 279 on windfall sites). The windfall land bank, i.e. sites with existing planning consent, and likely to be developed at April 2023 stood at 101 units. The allocated sites landbank stood at 36. This means that there is capacity within the indicative supply for the settlement of Holyhead and there is no need for a Welsh language Statement.

**Housing Mix** - Policy TAI 8 'Appropriate Housing Mix' seeks to ensure that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Regard should be given to the LHMA, Council Housing Register, Tai Teg Register, 2014 - based household projections etc. to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites to redress an identified imbalance in a local housing market. A Housing Statement has been submitted in support of the application and the information provided states that there is a need for the proposed dwellings.

**Affordable Housing** - Policy TAI 15 seeks an appropriate provision of affordable housing. It has a threshold figure of 2 or more units within Urban Service Centres such as Holyhead. Since the proposed development proposes an increase of 9 units, this meets with the threshold noted in Policy TAI 15 for making an affordable housing contribution. As Holyhead is situated within the 'Holyhead' housing price area in the Plan, it is noted that providing 10% of affordable housing is viable. As an increase of 9 units are proposed this means that 0.9 of the total new units should be affordable and therefore 1 dwelling should be affordable.

It is also worth noting that at the time of writing the report, it is the developer's intention to make the development 100% affordable, although this cannot be legally secured and the additional 90% affordability is at the developers discretion.

The site is designated as a protected open space under Policy ISA 4 of the Anglesey and Gwynedd Joint Local Development Plan. Policy ISA 4 states that proposal that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria;

1. There is an overall surplus of provision in the community;
2. The long term requirement for the facility has ceased;
3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;
4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

The proposal will result in the loss of part of the existing open space and the scheme proposed to improve the existing play facilities however no details have been provided as part of the application and a condition will be imposed on the permission to ensure that full details are submitted as part of any detailed or full application.

It must also be noted that to the north east of the site, located between Cae Braenar and the coast is an open space. Whilst the proposal does not fully comply with the requirements of Policy ISA 4 the proposal will provide affordable social housing for the community and will improve the existing play facilities.

**ii. Impact on neighbouring properties** - The scheme has been sympathetically designed with the properties located to the rear of 26-32 Llanfawr Road set on an angle with the side of the properties located close to the garages / parking area of the properties. As the scrubland and playing area is to be retained along the eastern and western boundaries there are no immediate neighbouring properties located to the rear of the properties. The proposed units to the rear of 29 and 30 Cae Braenar are single storey and therefore it is not considered that the proposal will have an impact on the amenities currently enjoyed by the occupants of the dwellings.

Concern has been raised that the means of access to the proposed dwellings will run along the gable of 32 Llanfawr Road. The front door of the property is located on the gable of the property and an existing fence is located along the border with the application site. Screening by way of planting is proposed along the border of the site with the property which will act as a visual and noise barrier however the landscaping scheme is not detailed and a condition will be imposed on the permission that full details is submitted as part of any detailed or full planning application.

**iii. Design** - As stated above there is a mixture of single storey and two storey properties in the locality and the proposed scheme includes a mixture of 3 pairs of semi-detached bungalows and a two storey detached dwelling and a pair of semi-detached dwelling. Whilst the application is in outline form details of the design of the proposed units are to be considered as part of the current application.

Whilst the design of the units are considered acceptable the use of zinc as roofing material is not considered acceptable as this does not compliment the character of the surrounding properties which are finished in slate / tiles. A condition will therefore be attached to the permission for the use of natural slate as the roofing materials for the proposed units.



**iv. Highway Safety** - As stated above the site will be accessed via Llanfawr Road. The Highway Authority has been consulted and raised no objection to the proposal. Whilst it is acknowledged that the erection of 9 new dwellings may generate additional traffic the site lies within the development boundary of Holyhead which is designated as an Urban Service Centre.

The Highway Authority have requested that a condition is included on the permission stating that no direct pedestrian or vehicular access, other than that illustrated on the submitted plans, shall be used in connection with the development. The proposal will include a footpath link to the nearby footpath and therefore it is not considered that this condition can be included. Also the scheme will need to comply with the approved and the proposed means of vehicular access to and from the site is shown on the drawings submitted as part of the application.

**v. Biodiversity and Ecology** - The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise 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 that would result in less harm, no harm or benefit have been fully considered.

Concern has been raised by the Local Member of the impact of the proposed scheme on ecology. The Ecological Advisor has received a copy of the issues raised and confirmed that there was no objection to the scheme. The application site does not encroach onto the neighbouring scrubland to the west of the application site. As stated above a landscaping scheme and Green Infrastructure Statement has been submitted stating the number of trees to be planted as part of the proposal however it is considered that a detailed landscaping scheme will be required to show the number of each native species and the location of the proposed bee box will be required as part of any future detailed or full application.

## **Conclusion**

Whilst the proposal results in the loss of a protected open space it is proposed to improve the existing facilities as part of the residential development of the site. Following consideration of the scheme against all relevant policies of the Joint Local Development plan together with consideration of all other relevant material consideration it is considered that the proposal is acceptable and will not have a detrimental impact on the amenities of neighbouring properties or highway safety and will provide biodiversity enhancements.

Subject to the conditions below and the signing of a S106 legal agreement for one of the units to be affordable in perpetuity, the proposal is considered to be acceptable and therefore is recommended for approval.

## **Recommendation**

That the application is permitted subject to the following conditions:

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

Reason: The application is for outline planning permission.

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

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

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

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

**(04) The vehicle driveways shall be constructed with its gradient not exceeding 1 in 20 for the first 5 metres back from the nearside edge of the adjoining footway.**

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

**(05) The access shall be constructed with 45 metre by 45 metre splays on either side. Within the vision splay lines nothing exceeding 1 metre in height above the level of the adjoining carriageway shall be permitted at any time.**

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

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

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

**(07) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above, shall include full details of a scheme indicating all of the proposed means of enclosure around and within the site whether by means of walls or fences. The approved means of enclosure shall be constructed or erected prior to the occupation of the development hereby approved.**

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority.

**(08) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of the proposed slab levels of the dwellings in relation to the existing and proposed levels of the site and the surrounding land. The dwellings shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.**

Reason: For the avoidance of doubt

**(09) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a landscaping scheme which includes ecological and biodiversity enhancements. The approved scheme shall be implemented not later than the first planting season after the occupation of the dwelling or completion of the development, whichever is the sooner. Any trees or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.**

Reason: In the interests of visual amenities of the locality.

**(10) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings/buildings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.

**(11) Notwithstanding the roofing material as shown on the plans submitted with planning application OP/2025/1 natural slates of uniform colour shall be used as the roofing material of the proposed dwellings.**

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

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

Reason: In the interest of residential amenity

**(13) 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.**

- Drawing number 001 - Rev P2 - Location Plan
- Drawing number 004 - Rev P3 - Proposed Site Plan
- Drawing number SK03 - Proposed Plan and Elevations - 5p3b
- Drawing number SK04 - Proposed Plan and Elevations - 3p2b bungalow
- Drawing number SK05 - Proposed Plan and Elevations - 7p4b
- Arboricultural Impact Assessment - Back to the Woods
- Housing Statement - Dewis Architecture
- Construction Traffic Management Plan - Dewis Architecture
- Preliminary Ecological Assessment Report - Cambrian Ecology

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

**(14) The provisions of Schedule 2, Part 1, Classes A, B and E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order re-voking or re-enacting that Order) are hereby excluded.**

Reason: In the interests of amenity.

**(15) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a foul water and surface water drainage scheme for the site has been submitted to and agreed in writing by the local planning authority. The scheme shall provide for the disposal of foul water and surface flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.**

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

**(16) The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above, shall include full details of a scheme indicating the**

**proposed improvements to the existing play area. The approved improvements to the play area shall be completed prior to the occupation of the development hereby approved.**

Reason: To comply with policy ISA 5

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, TAI 1, TAI 8, TAI 15, TRA 2, TRA 4, AMG 3, AMG 5, PS 1, PS 4, PS 5, PS 6, PS 19, ISA 1 and ISA 4.

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