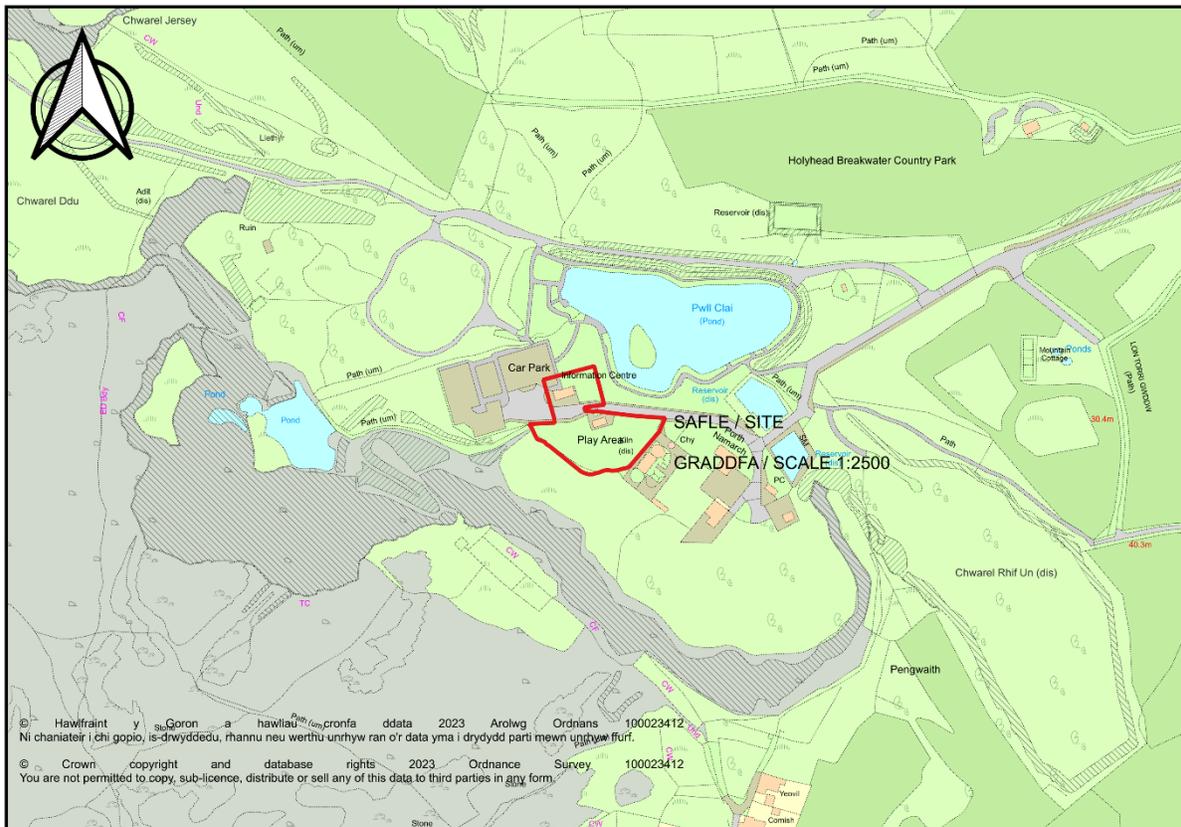


**Application Reference: VAR/2023/58**

**Applicant:** Head of Service Regulation and Economic Development

**Description:** Application under Section 73A for the variation of condition (02) (Approved Plans) of planning permission reference FPL/2019/50 ( alterations and extensions together with the creation of heritage play area and associated landscaping) so as to allow an amended design at

**Site Address:** Breakwater Country Park, Holyhead



**Report of Head of Regulation and Economic Development Service (David Parr-Sturgess)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The Isle of Anglesey County Council are the applicants and owners of the land.

**Proposal and Site**

The proposed site is located within the Breakwater Country Park which is managed by the Isle of Anglesey Council. The existing wardens visitor information centre is single storey building with natural stone and rendered walls with a natural slate roof.

The proposal is the retention of the amendments made to the building which includes making the previously approved extensions roof now flush with the existing roof, moving the previously approved solar panels to a new location on the roof, reducing the rear rooflight window together with omitting the front rooflight.

### **Key Issues**

The key issues are whether the proposal complies with planning policies and do the alterations have a negative impact on the building, the site or the surrounding AONB.

### **Policies**

#### **Joint Local Development Plan**

#### **Anglesey and Gwynedd Joint Local Development Plan (2017)**

PS 1: Welsh Language and Culture  
 PS 4: Sustainable Transport, Development and Accessibility  
 TRA 2 Parking Standards  
 TRA 4: Managing Transport Impacts  
 PS 5: Sustainable Development  
 PS 6: Alleviating and Adapting to the Effects of Climate Change  
 PCYFF 1: Development Boundaries  
 PCYFF 2: Development Criteria  
 PCYFF 3: Design and Place Shaping  
 PCYFF 4: Design and Landscaping  
 PS 14: The Visitor Economy  
 TWR 1: Visitor Attractions and Facilities  
 PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
 AMG1: Area of Outstanding Natural Beauty Management Plans  
 AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character  
 AMG 5: Local Biodiversity Conservation

SPG Design in the Urban and Rural Built Environment, 2008

Technical Advice Note (TAN) 5: Nature Conservation and Planning (2009)  
 Technical Advice Note (TAN) 12: Design (2016)  
 Technical advice note (TAN) 13: Tourism (1997)  
 Technical Advice Note (TAN) 18: Transport (2007)  
 Technical Advice Note (TAN) 20: Planning and the Welsh Language (2017)  
 Technical Advice Note (TAN) 23: Economic Development (2017)

Planning Policy Wales Edition 11 (February 2021)

### **Response to Consultation and Publicity**

<b>Consultee</b>	<b>Response</b>
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No objection to proposed works and suggested additional ecological enhancements
Ymgynghorydd Treftadaeth / Heritage Advisor	The proposed variations are relatively minor in scope and detailing and unlikely to have a significant impact upon the historic character of the area.

Cyngor Tref Caergybi / Holyhead Town Council	No observations received to date
Cynghorydd Robert Llewelyn Jones	Requested the application be passed to the planning committee as it would be something the local residents would enjoy knowing more about the popular play area and the exciting plans to extend it. This would show to the community that councillors are part of the decision making process.
Cynghorydd Glyn Haynes	No observations received to date

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties with the expiry date for receiving representations was the 11/10/2023. At the time of writing this report no letters of representation have been received.

### Relevant Planning History

ADV/2022/7 - Erection of new wall mounted heritage interpretation sign to exterior of existing Breakwater Park Visitor Centre building. This sign is part of a wider project to deliver heritage interpretation across Holyhead being delivered by the Ynys Cybi Landscape Partnership.. - Parc Gwledig Morglawdd, Caergybi / Breakwater Country Park, Holyhead - [object Object] - Tynnwyd yn ôl / Withdrawn

19C792K/SCR - Screening Opinion application for change of use of part of the land into a touring car – EIA not required. 17.09.15.

19LPA875B/CC - Full application for change of use of part of the land into a touring caravan park (28 pitch) – Approved 02.12.15.

19C792D – Full application for the change of use of the existing wardens accommodation into a café with offices and storage above together with alterations and extensions – Approved 07.09.12.

19C792E – Prior notification for the removal of material from a mining working deposit – Permitted development 24.09.12.

19C792F – Full application for the replacement of three angling platforms with hard surface safe deck area together with alterations and extensions to three angling platforms – Approved 26.04.13.

19C792G – Full application for the erection of a bin store – Approved 22.05.14.

19LPA875/CC – Erection of 4 wooden sculptures and 1 bench – Approved 08.02.07.

19LPA875A/CC – Installation of solar panels on the roof – Approved 06.12.07

### Main Planning Considerations

The application is for the retention of the amendments made to the wardens visitor information centre building and is to be determined by the committee as the site is owned by the county council.

The main planning considerations are whether the proposal complies with planning policies and do the alterations have a negative impact on the building, the site or the surrounding AONB.

#### (i) Siting, scale, design and appearance of the alterations to building and its impact on the AONB

Planning application reference FPL/2019/50 granted planning permission for alterations and extensions to the existing wardens visitor information centre building together with the creation of heritage play area

and associated landscaping. The play area and landscaping has been completed on site as has the alterations and extensions to the visitor centre building. Planning application reference VAR/2023/58 is for the retrospective approval of the amendments to the building only and not to amend the design or siting of the play area or landscaping.

The proposal is the retention of the amendments made to the visitor centre building which includes making the previously approved extensions roof now flush with the existing roof, moving the previously approved solar panels to a new location on the roof, reducing the rear rooflight window together with omitting the front rooflight.

The difference in roof height between the previously approved extension roof and the existing roof was approximately 0.25m. The building has been constructed with the existing and extension slate roofs now flush with no drop in height. This amendment is minor in scale with its appearance not having a negative impact on the building or the surrounding AONB.

The re-positioning of the previously approved solar panels from the extension roof onto the existing buildings slate roof is considered a minor amendment that does not have a negative impact on the appearance of the building or the surrounding AONB.

The change in scale of rear rooflight and the removal of the front rooflight are considered minor amendments and would not have a negative impact on the existing building and the surrounding AONB.

The council's Heritage Advisor was consulted as part of the application and stated *that the proposed variations are relatively minor in scope and detailing and unlikely to have a significant impact upon the historic character of the area.*

## **(ii) Policy considerations**

**The Joint Local Development Plan (JLDP), Policy PCYFF 2** ensures that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. As stated above the amendments made on site are considered minor and would not have a negative impact on neighbouring buildings or the surrounding AONB,

**JLDP Policy PCYFF 3** ensures 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. The proposals should complement or enhance the existing site and surrounding area. The design and materials used on site are considered high quality with the amendments being minor to those previously approved under planning permission FPL/2019/50.

**Policy AMG1** states: Proposals within or affecting the setting and/ or significant views into and out of the Areas of Outstanding Natural Beauty. As stated previously the amendments made to the building are considered minor which do not impact the existing buildings appearance and do not have a negative impact on the surrounding AONB.

## **Conclusion**

The proposed retention of amendments made to the visitor centre building are considered acceptable as it would not have a negative impact on existing building, existing site, neighbouring properties or surrounding AONB and comply with planning policies PCYFF 2, PCYFF 3 and AMG1 of the JLDP.

## **Recommendation**

That the application is permitted subject to the following conditions:

**(01) 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:

- Location Plan 41465-LEA-04 Rev A – Received with planning application FPL/2019/50
- Existing Warden’s Building 41465-LEA-02 Rev A– Received with planning application FPL/2019/50
- GA Elevations – Revision P01 – Dated 19.07.23 - Received with planning application VAR/2023/58
- GA Site Plan - Revision P01 – Dated 19.07.23 - Received with planning application VAR/2023/58
- GA Plan - Revision P01 – Dated 19.07.23 - Received with planning application VAR/2023/58
- Landscape General Arrangement Plan for the Proposed Wardens Building 41465-LEA-16 Rev A – Received with planning application FPL/2019/50
- Landscape General Arrangement Plan for the Proposed Natural Play Area 41465-LEA-15 Rev B
- Proposed Site Plan for Warden’s Building 41465-LEA17 Rev A
- Proposed Drainage Plan 41465-LEA-18 Rev 18
- Play Area Concept Design Development (June 2019) Wood
- Breakwater Country Park Warden Centre (12th June 2019) Cambrian Ecology Ltd
- Preliminary Ecological Appraisal (February 2019) Wood
- Breakwater Country Park Warden Centre Extension Bat Surveys (12.06.2019) Cambrian Ecology Ltd
- Isle of Anglesey Council Breakwater Visitor Centre Biosecurity Plan May 2019 (Wood)

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

**(02) All construction and development in connection with the development hereby approved shall proceed strictly and entirely in accord with the Breakwater Country Park Warden Centre (12th June 2019) Cambrian Ecology Ltd and Preliminary Ecological Appraisal (February 2019) Wood.**

Reason: To safeguard protected species and sites.

**(03) The landscaping scheme as shown on drawing number 41465-LEA-15 Rev B shall be implemented not later than the first planting season following the occupation of the building(s) or the completion of the development, whichever is the sooner.**

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

**(04) 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.

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 2, PCYFF3, AMG1

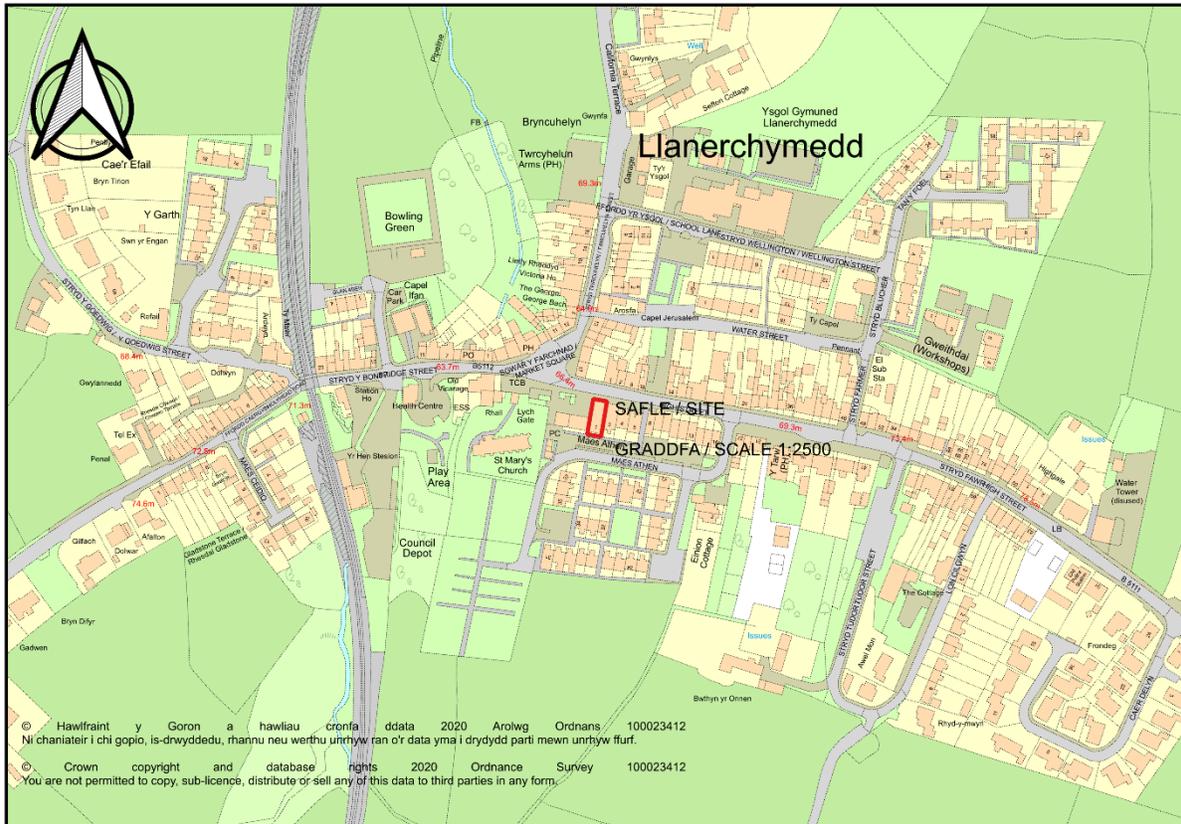
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

**Application Reference:** FPL/2023/287

**Applicant:** Llanerchymedd Community Council

**Description:** Full application for the change of use of former shop (Use class A1) into a multi purpose hall (Use Class D1) at

**Site Address:** Siop 2, Maes Athen, Llanerchymedd.



**Report of Head of Regulation and Economic Development Service (Huw Rowlands)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The planning application is being presented to the Planning and Orders Committee as the application involves a site which is owned by the Isle of Anglesey County Council.

**Proposal and Site**

The application presented is for the change of use of former shop (Use Class A1) into a D1 multipurpose hall at Siop 2, Maes Athen, Llanerch-y-medd.

## Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation  
Policy ISA 2: Community Facilities  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts

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

### Planning Policy Wales (Edition 11, February 2021)

#### Technical Advice Notes (TAN):

TAN 5: Nature Conservation and Planning  
TAN 12: Design  
TAN 16: Sport, Recreation and Open Space  
TAN 20: Planning and the Welsh language

## Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Surface Water Condition and Advisory Notes provided
Draenio Gwynedd / Gwynedd Drainage	No Response
Polisi Cynllunio / Planning Policy	No Response
Iechyd yr Amgylchedd / Environmental Health	Environmental and Health and Safety Observations provided.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No Objection. General comments and Recommendations provided. Parking Provisions received.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No ecological survey is needed at this current time. No External lighting as part of application, Biodiversity Enhancements received.
Cyngor Cymuned Llanerchymedd Community Council	No Response
Cynghorydd Llinos Medi Huws	No Response
Cynghorydd Llio Angharad Owen	No Response

Cynghorydd Jackie Lewis	No Response
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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 09/11/2023. At the time of writing this report no letters of representation had been received at the department.

### **Relevant Planning History**

None

### **Main Planning Considerations**

#### **Proposal and Site:**

The application presented is for the change of use of a vacant unit former shop (Use Class A) to a new Multi-purpose Community Space (Use Class D1) at “Siop 2” Maes Athen, Llannerch-y-medd.

The applications’ main issues are:

- i. Policy Context
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. Biodiversity Enhancements
- v. Highways and Parking

#### **Policy Context:**

Policy ISA 2 states that the plan will help sustain and enhance community facilities by granting the development of new community facilities provided that they comply with the criteria noted. The proposal complies with the first criteria of the policy as the application site is located within the development boundary of the service village of Llannerch-y-medd. Criteria 2 is not relevant as the proposal site makes use of an existing former public use shop facility central within the village.

The third criteria is not relevant to this application as it relates to facilities being relocated. Criteria 4 states that proposals must be of an appropriate scale and type compared to the size, character, and function of the settlement. Llannerch-y-medd is classed as a Service Village in the JLDP, and it is considered that the proposed building is suitable for the local community, enhancing the facilities for village events at a central location within the village. The final criteria of policy ISA 2 states that proposed sites must be easily accessible by foot, cycle and public transport. The proposal will be for internal alterations only to the existing building, which is within the development boundary, is located on the main street of the village and is easily accessible from the village on foot or by alternative means of transport. It is considered that the proposal complies with the criteria set out in the policy and will be an asset to the community of Llannerch-y-medd.

#### **Siting and Design:**

This change of use application includes internal alterations only. It is considered the proposal has been designed in accordance with policy PCYFF 3, in which the proposal will integrate into its surrounding built environment. The site is appropriate in terms of public use as to utilise a vacant site on the main high street of the village and central to all occupants of the village. This street currently has many public use sites including a neighbouring charity shop unit and The Bull Inn Public house drinking establishment further along the street. It is considered this proposed new public use multi-use area is suitable within this location in the village.

### **Impact on Adjacent Residential Properties:**

Being located within the main high street of Llannerch-y-medd and when viewed in the context of the adjacent existing public use commercial units, it is considered that the proposed scheme would have negligible impacts upon its neighbours in compliance with policy PCYFF 2.

### **Biodiversity Enhancements:**

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. A Kent type bat box has been labelled to be erected on the southern elevation of the proposed plans. This addition is considered to provide overall biodiversity enhancement and complies with the requirements of the Environment Wales Act and strategic policy PS 19 and AMG 5.

### **Highways and Parking:**

In regards to parking, the purpose of the Hwb is for the benefit of the local community and since the site is right in the centre of the village, the community anticipates that the majority of users will walk to the Hwb. However, there are also parking at the old station car-park which is also a community run facility, At the rear of the shop, (there is offroad parking for approximately 3 cars) and there is unrestricted parking within Maes Athen.

It is not anticipated that there would ever be more than approximately 10 cars associated with the Hwb at any one time. The proposed hours of opening are during daytime when the demand for parking in the village is low. The application site is in a sustainable location, easily accessible on foot and by alternative means of transport, complying with the highway policies of the JLDP.

### **Conclusion**

It will provide an essential facility for the local service village community of Llannerch-y-medd, the existing building will be of an appropriate scale and design for the proposed change of use, it will have no greater impact upon its neighbours than the previous shop business at the site and is considered to have negligible effects on biodiversity following the enhancements proposed.

### **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

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

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:**

- 11123-CCE-XX-XX-DR-C-0004 – Site Location Plan Rev P01
- 11123-CCE-XX-XX-DR-A-0002 – General Arrangement: As Proposed P03
- 11123-CCE-XX-XX-40:40:01-C-20-0003-S1-P02 – Elevations & Section: As Proposed
- 11123-CCE-XX-XX-DR-C-0006 – Proposed Block Plan P01

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

**(03) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.**

Reason: To protect the amenities of nearby residential occupiers

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

**Application Reference:** FPL/2023/291

**Applicant:** Director of Education, Skills and Young People

**Description:** Full application for the change of use of the existing caretaker's bungalow for educational purpose at

**Site Address:** School House, Bodedern Secondary School, Bodedern



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

The application has been submitted by the Local Authority and the land that forms the application is owned by the Authority.

The application site borders the rear garden of a property owned by a 'relevant officer' as defined within paragraph 4.6.10.2 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

## Proposal and Site

The proposal involves the change of use of the vacant caretaker's bungalow into additional classrooms to provide additional facilities as a pupil support centre.

The property is a single storey detached dwelling which is located within the grounds of Bodedern Secondary School and is within the development boundary of Bodedern. Access to the site is afforded through the school yard.

## Key Issues

The applications main issues are;

- i. Compliance with Policy
- ii. Impact on neighbouring properties and locality
- iii. Biodiversity and Ecology

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Policy TRA 4: Managing Transport Impacts

Policy ISA 2: Community Facilities

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

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

## Response to Consultation and Publicity

Consultee	Response
Dwr Cymru Welsh Water	Recommended conditional approval
Polisi Cynllunio / Planning Policy	Comments in regards to the proposals relevant policies
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Requested biodiversity enhancements
Cynghorydd Gwilym O Jones	No response
Cynghorydd Ken Taylor	No response
Cyngor Cymuned Bodedern Community Council	No response
Draenio / Drainage	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 29/11/23. At the time of writing this report no letters of representation had been received at the department.

## Relevant Planning History

13LPA877/CC - Cais llawn ar gyfer creu cae synthetig, maes pel-droed, maes parcio ynghyd a codi ffens 5m a 3m o uchder o amgylch y cae synthetig yn / Full application for the creation of a synthetic pitch, grassed football pitch, car parking area together with the erection of a 5m and 3m fence around the synthetic pitch at Ysgol Uwchradd Bodedern, Bodedern. Caniatáu/Approved 13/02/2007

13LPA877A/CC - Cais ol-weithredol ar gyfer ail-leoli'r man pario a ganiatwyd o dan gais rhif 13LPA877/CC yn / Retrospective application for the re-location of the car park previously approved under planning reference 13LPA877/CC at Ysgol Uwchradd Bodedern, Bodedern - Caniatwyd / Permitted 09/05/2007

13LPA877B/CC - Cais i godi twnel poli i bwrpas addysg yn / Application for the erection of a polytunnel for educational purposes at Ysgol Uwchradd Bodedern, Bodedern - Caniatwyd / Permitted 21/05/2007

FPL/2023/178 - Cais llawn ar gyfer gosod 10 colofn golau 9m o uchder y / Full application for the installation of 10 9m high lighting columns at Ysgol Uwchradd Bodedern, Bodedern - Caniatwyd / Permitted 05/10/2023

## Main Planning Considerations

**i. Policy Context** - Policy ISA 2 'Community Facilities' grants the development of new community facilities provided that;

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport.

As stated above the proposal is for the change of use of the vacant caretakers bungalow to provide additional educational support rooms. The bungalow has been vacant since the retirement of the former caretaker. Since 2015 the school has seen a significant rise in the number of pupils attending and the use of the former bungalow as an additional pupil support centre is considered acceptable.

**ii. Impact on neighbouring properties and surrounding area** - Policy PCYFF 2 of the Anglesey and Gwynedd Joint Local Development Plan requires that any proposed development does not have an adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses. As stated above there will be minimal impact from the proposed lighting columns to the amenities of the neighbouring properties with existing high trees, hedge screens, walls and outbuildings reducing any light spill into the gardens of adjacent properties. There is a distance of more than 70 metres between the rear of the properties on the Maes Gwynfa estate, which is located to the north of the application site, and the rear of the building. There is a distance of 8.5 metres between the gable (east elevation) of the building and boundary of the properties fronting London Road and more than 30m between the building and the rear of the properties. Due to these distances and the existing use of the site it is not considered that the proposal will have a detrimental impact on the amenities currently enjoyed by the occupants of the properties.

**iii. Ecology and Biodiversity** - Under Section 6 of the Environment Wales Act (2016) all developments have to show a benefit towards biodiversity. At the time of writing this report we are still awaiting amended plans illustrating the biodiversity enhancements as required by the Ecological Adviser.

## Conclusion

The building is located within the grounds of the Secondary School. The property is currently vacant and it is not considered that the change of use of the building from a caretaker's bungalow into a pupil support centre complies with current policies and will not have an impact on the amenities of neighbouring properties and my recommendation is one of approval.

## Recommendation

That the application is permitted subject to the following conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

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

**(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission.**

**ED237-PL-01 - Location and site plan  
Proposed elevations received 24/10/2023  
Proposed floor plans received 24/10/2023  
Planning Justification Statement**

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

**(03) No surface water from any increase in the roof area of the building / or impermeable surface within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.**

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.

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

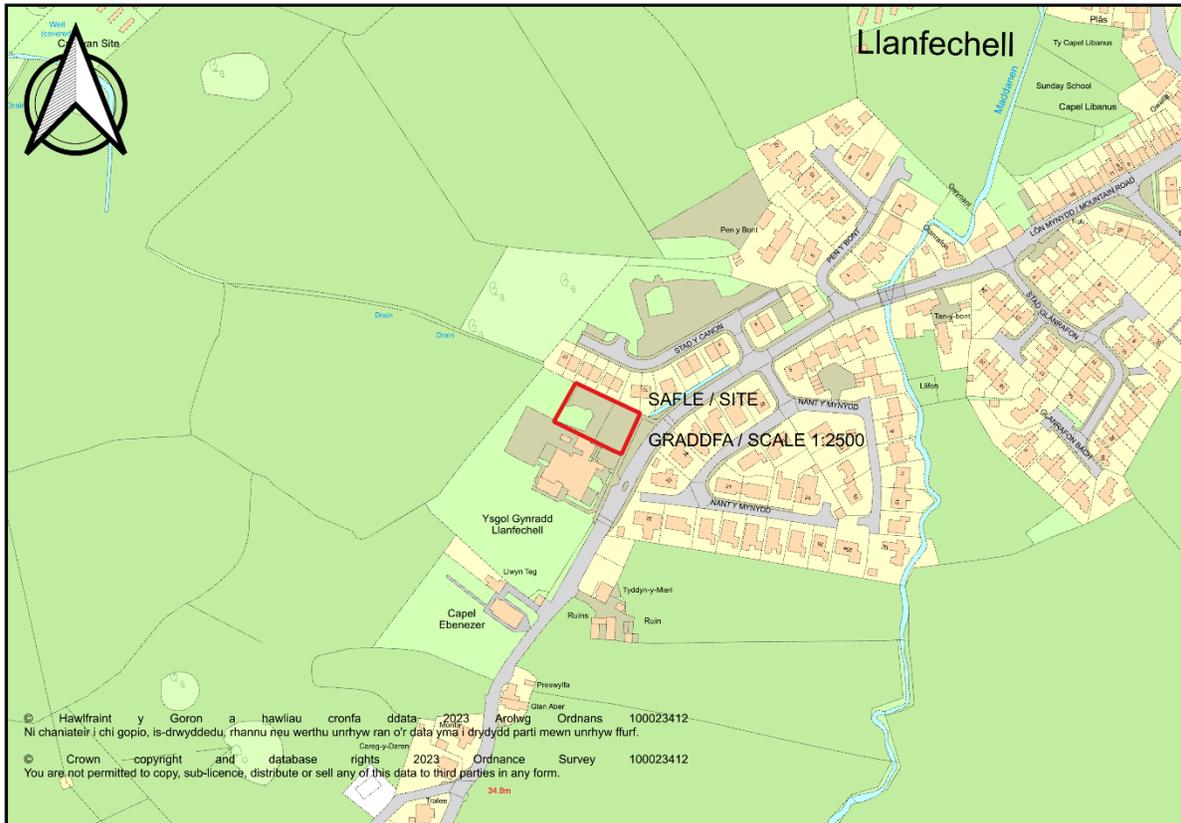
The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF 2, PCYFF 3, PCYFF 4, AMG 3, TRA 4 and ISA 2.

**Application Reference:** FPL/2023/273

**Applicant:** Head of Service Highways, Waste & Property

**Description:** Full application for a new child care modular building at

**Site Address:** Llanfechell Primary School, Mountain Road, Llanfechell.



**Report of Head of Regulation and Economic Development Service (Huw Rowlands)**

**Recommendation:** Permit

**Reason for Reporting to Committee**

The planning application is being presented to the Planning and Orders Committee as the application involves a site which is owned by the Isle of Anglesey County Council.

**Proposal and Site**

The application presented is for the erection of a new childcare modular building.

The application site is a section of an outdoor playing field area, located within the curtilage of Ysgol Gynradd Cymuned Llanfechell. The school is located along Mountain Road within the development boundary of Llanfechell as defined by the Joint Local Development Plan.

## Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

## Policies

### Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation  
Policy ISA 2: Community Facilities  
Policy PCYFF 1: Development Boundaries  
Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping  
Policy PCYFF 4: Design and Landscaping  
Strategic Policy PS 5: Sustainable Development  
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment  
Policy TRA 2: Parking Standards  
Policy TRA 4: Managing Transport Impacts

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

### Planning Policy Wales (Edition 11, February 2021) Wellbeing of Future Generations Act 2015

### Technical Advice Notes (TAN):

TAN 5: Nature Conservation and Planning  
TAN 12: Design  
TAN 16: Sport, Recreation and Open Space  
TAN 20: Planning and the Welsh language

## Response to Consultation and Publicity

Consultee	Response
Sport Wales FIT	No Response
Draenio / Drainage	No Response
Dwr Cymru Welsh Water	Condition and Advisory Notes Provided
Priffyrdd a Trafnidiaeth / Highways and Transportation	Department are satisfied that the proposed development will not have an impact on the highway network. Additional information regarding lorry unloading requested and received with confirmation of what is proposed is considered acceptable.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Observations – Construction and rock breaking work times to be conditioned, proposal must comply with Building act 1984 and no waste materials to be burnt on site.
Iechyd yr Amgylchedd / Environmental Health	Environmental and Health and Safety Observations provided
Arolygaeth Gofal Cymru / Care Inspectorate Wales	No Response

GCAG / GAPS	No comments to be made in this instance.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No comment to be make on the proposed development.
Cynghorydd Jackie Lewis	No Response
Cynghorydd Llio Angharad Owen	No Response
Cynghorydd Llinos Medi Huws	Dim Ymateb
Cyngor Cymuned Mechell Community Council	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 representation was the 31/10/2023. At the time of writing this report, no letters of representation had been received at the department.

### Relevant Planning History

LPA/45 – Conversion of lavatories onto a water- system at Llanfechell County Primary School – 26/02/1958

LPA/45/A – Siting of 3 Mobile classrooms at Llanfechell County Primary School – 06/03/1968

LPA/45/B – Erection of a new primary school on part OS no 656 adjacent to the existing Primary School, Llanfechell – 03/09/1969

LPA/45C/CC – Community Extension to Llanfechell Primary School – 28/01/1981

LPA/45/D – Siting of a mobile classroom at Ysgol Gynradd, Llanfechell 4/10/1989

LPA/45/E/CC – Retention of the mobile classroom at Ysgol Gynradd, Llanfechell 03/04/1996

### Main Planning Considerations

#### Proposal and Site:

The application presented is for the erection of a new childcare modular building.

The applications' main issues are:

- i. Policy Context
- ii. Siting and Design
- iii. Impact on Adjacent Residential Properties
- iv. Biodiversity Enhancements
- v. Highways and Parking

#### Policy Context:

Policy ISA 2 states that the plan will help sustain and enhance community facilities by granting the development of new community facilities provided that they comply with the criteria noted. The proposal complies with the first criteria of the policy as the application site is located within the development boundary of Llanfechell. Criteria 2 states that in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings. The proposed childcare unit is considered an important new building within the school complex, that will provide an essential service without impeding on the existing school buildings.

The third criteria is not relevant to this application as it relates to facilities being relocated. Criteria 4 states that proposals must be of an appropriate scale and type compared to the size, character, and function of the settlement. Valley is classed as a Local Village in the JLDP, and it is considered that the proposed building is suitable for the village, enhancing the childcare services provided at the school. The final criteria of policy ISA 2 states that proposed sites must be easily accessible by foot, cycle and public

transport. The childcare unit will be at the existing school site, which is within the development boundary, is a paved area and is easily accessible from the village on foot or by alternative means of transport. It is considered that the proposal complies with the criteria set out in the policy and will be an asset to the community of Llanfechell.

### **Siting and Design:**

It is considered a high-quality design in accordance with policy PCYFF 3, which will integrate into its surrounding natural and built environment.

The building will be finished with a combination of steel and timber cladding, grey UPVC windows and doors, together with a rubber flat roof. It is considered a high-quality design in accordance with policy PCYFF 3, which will integrate into its surrounding natural and built environment. There will be an outdoor area to the west of the building, consisting of two rubber soft play areas and a separate grass play area with a 2m high security fencing surrounding it. The building and outdoor area will be seen in the context of the existing school buildings and the materials are considered acceptable in this location, with a range of different designs and styles in the vicinity.

### **Impact on Adjacent Residential Properties:**

Being located within the school grounds and viewed in the context of the existing school buildings, it is considered that the proposed scheme would have negligible impacts upon its neighbours in compliance with policy PCYFF 2.

The new modular building is to be sited south to the adjacent estate of new build properties that are rear facing the proposal site. The proposed new unit is approx. 3.1m high at its highest point which is considered an acceptable height as to not create a new overshadowing aspect or loss of amenities to the occupants of the neighbouring properties. The proposed side elevation windows for the new nursery classroom which face the adjacent neighbouring properties is labelled to be obscure glazing (Level 5), this is to ensure that no additional overlooking element is created with this proposal, safeguarding the amenities of the occupants of the neighbouring properties. It is considered that any noise generated from the proposal would be no greater than the existing school playing field and the public playground, both which are closer to neighbouring properties. Given the small-scale nature of the development, the distance to the neighbours and the mitigating factors, it is considered that there will be no greater impact on the adjacent residential properties.

### **Biodiversity Enhancements:**

In order to comply with the Environment Wales Act (2016), all planning applications must show overall biodiversity enhancement. The proposed site plan labels a proposed bird box and bug hotel to be sited at the location as part of this proposal as well as 3 downward facing LED external lights to be low luminance and on the warm white spectrum. These lights are noted to be on a timer to reduce light pollution and disturbance. It is confirmed that all existing trees and planting at the site are to be retained. The additions are considered to provide overall biodiversity enhancement and complies with the requirements of the Environment Wales Act and strategic policy PS 19 and AMG 5.

### **Highways and Parking:**

The childcare unit will use the existing public car park to the north east of the school, which has around 20 car parking spaces. Confirmation was received regarding the routes the lorries will take after unloading, the unloading of construction delivery on a weekend date as to avoid disruption on days in which the school is open. The Highways department have no objections to the development as the parking facilities are deemed adequate and as the application will not affect highway safety. The application site is in a sustainable location, easily accessible on foot and by alternative means of transport, complying with the highway policies of the JLDP.

## Conclusion

The proposed scheme involves the erection of a building to be used as a childcare unit at Ysgol Llanfechell. It is considered that the proposed development will comply with the relevant policies. It will provide an essential facility for the local village community of Llanfechell, the building will be of an appropriate scale and design, it will have no greater impact upon its neighbours than the existing school, and it will have negligible effects on biodiversity following the enhancements proposed.

## Recommendation

That the application is permitted subject to the following conditions:

### **(01) The development shall begin not later than five years from the date of this decision.**

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

### **(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:**

- **AL03 – Proposed Site Location**
- **AL06 Rev a – Proposed Site Plan**
- **AL05 Rev a – Proposed Elevations**
- **AL04 Rev a– Proposed Floor Plan**
- **AL07 – Proposed Traffic Management Plan**
- **Proposed Fencing data sheets.**

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

### **(03) Demolition or construction works shall not take place outside the hours of 08:00 to 18:00 Mondays to Fridays and 08:00 to 13:00 on Saturdays and at no time on Sundays or Public Holidays.**

Reason: To protect the amenities of nearby residential occupiers

### **(04) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.**

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.

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

Application Reference: FPL/2023/297

Applicant: Head of Service, Highways, Waste & Property

Description: Full application for the construction of a car park including EV charging units, cabinet, extension to the proposed footway, lighting, landscaping and associated development on land at

Site Address: Plas Arthur Leisure Centre, Llangefni.



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The planning application is made by the Isle of Anglesey County Council and the land is owned by the Council.

Proposal and Site

This is a full planning application for the construction of a car park including EV charging units, cabinet, extension to the proposed footway, lighting, landscaping and associated development on land adjacent to Plas Arthur Leisure Centre, Llangefni.

The proposed development would provide a range of dual-headed, rapid and fast EV charging units. A total of 8 no car parking spaces will be provided. The site comprises an area of approximately 0.23 ha of unused land located opposite the entrance to Plas Arthur Leisure Centre, Llangefni. There is a substation on the land; however, this substation will remain in situ.

## Key Issues

The application's key issues are as follows:-

- Need for the development
- Policy Considerations
- Lighting
- Conservation Area/Setting Listed Building
- Highways/Access
- Biodiversity/Landscaping
- Drainage
- Impact upon adjacent residential properties

## Policies

### Joint Local Development Plan

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

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 2: Development Criteria

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy AMG 5: Local Biodiversity Conservation

Strategic Policy PS 1: Welsh Language and Culture

Planning Policy Wales (Edition 11, February 2021)

Technical Advice Note 12: Design (2016)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 24: The Historic Environment (2017)

Technical Advice Note 20: Planning and the Welsh Language (2017)

## Response to Consultation and Publicity

Consultee	Response
Swyddog awyr dywyll / Dark skies officer	The Dark Skies officer comments and requested that the light colour temperature to be reduced to 2700K and ensure that lights are fully shielded.

Iechyd yr Amgylchedd / Environmental Health	Confirmation has been received from the Environmental Health that the lighting should be in accordance with the details submitted and standard advice in relation to hours of construction.
Draenio / Drainage	No response
Dwr Cymru Welsh Water	Conditional Approval. No surface water shall connect to the public sewerage system.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments in relation to reducing light strength and colour. The ecologist has confirmed that the hedgerow enhancement planting will enhance biodiversity on the site.
Ymgynghorydd Treftadaeth / Heritage Advisor	No response
Cynhorydd Geraint Ap Ifan Bebb	No response.
Cynghorydd Nicola Roberts	No response.
Cyngor Tref Llangedfni Town Council	No objection.
GCAG / GAPS	No response.
Priffyrdd a Trafnidiaeth / Highways and Transportation	The Highways Authority is satisfied with the parking arrangements and the visibility.

The application was advertised by means of individual letters to neighbouring properties. The expiry date to receive representations ended on the 8th November, 2023. To date 1 letter had been received, the main comments as follows:-

- Loss of parking for nearby residents
- Lighting impact nearby properties
- Why is the existing car park not used

In response to the comments received

- The existing parking spaces for nearby residents is unaffected.
- The lighting information submitted with the planning application shows that there will be no light spill towards neighbouring properties. The lights will also be dimmed during night times and a condition has been placed on the permission for the avoidance of doubt
- The LPA have to consider each planning application received.

### **Relevant Planning History**

None

### **Main Planning Considerations**

#### **Proposed Development.**

The proposed development would provide a range of dual-headed, rapid and fast EV charging units. A small electrical GRP cabinet will be installed to the south of the parking area, this cabinet will measure 1.5m wide x 1m long x 0.5m height. The site comprises an area of approximately 0.23 ha of unused land and the existing track will be removed and replaced with soft landscaping where it is located beyond the proposed footway/parking area. The existing hedgerow between the site and the residential property to the rear will be enhanced with native species and to the south of the car park area a new native species

hedgerow buffer is proposed to act as screening. A total of 8no car parking spaces will be provided. A lighting scheme has been developed for the car park which provides 4no pole top luminaires mounted on 6m columns. The proposal also includes an uncontrolled crossing point and an extension to the footway. There is a substation on the land; however, this substation will remain in situ.

### **Need for the development.**

The Isle of Anglesey County Council (IOACC) have set out to deliver the changes and necessary infrastructure to achieve net-zero carbon emissions by 2030. This ambition is detailed through the Council's EV Charging Plan, which seeks to provide charging facilities at 10% of parking spaces at Council run services and facilities by 2025, increasing to 20% of spaces by 2030. The Council's Plan, in respect to Climate Change, also highlights that by 2028 IOACC will have created 'extensive low carbon travel options for the island's residents and visitors'. This ambition is also emphasised by Welsh Government guidance, that seeks to increase the provision of fast chargers available in Wales by 2030.

The IOACC have identified an opportunity to provide an EV charging facility on land near Plas Arthur Leisure Centre. The provision of the charging points can be used by any member of the public, but it will be of great advantage to those using Plas Arthur leisure facilities.

### **Policy Consideration**

Policy PS6 – Alleviating and Adapting to the Effects of Climate Change states that in order to adapt to the effects of climate change, proposals to reduce energy demand and energy efficiency will be supported.

Policy PCYFF2 of the JLDP relates to development criteria and states that proposals will be refused where the development would have an unacceptable impact on health, safety or amenity of occupiers of local residences due to increased disturbance, light pollution, noise etc.

Policy PCYFF3 of the Joint Local Development Plan (JLDP) requires proposals 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. Innovative and energy efficient design will be particularly encouraged. The proposed car park has been sited so that the orientation works with the site topography and surrounding features, including access road and residential properties.

Policy PCYFF4 of the JLDP is relevant and the proposed development has been designed to retain and supplement the existing landscape along the northern boundary and proposed new native species hedgerow buffer to the south of the car park as means of screening views into the site.

Strategic Policy PS4 of the JLDP emphasises that development will be located to minimise the need to travel. The proposal is located in close proximity of the Plas Arthur Leisure Centre and within easy reach of public footways which lead to Llangefni Town.

Policy TRA2 of the JLDP emphasises that parking provision should be in accordance with the Council's Parking Standards. The proposal provides 8no EV car parking spaces which accord with the minimum widths set out in the Parking Standards.

Policy PS5 of the JLDP relates to sustainable development and reducing the amount of water used and wasted. A drainage strategy has been prepared and the drainage from the site is to be discharged to the existing highway sewer via a proposed SuDS drainage scheme.

Strategic Policy PS20 and Policy AT1 of the JLDP relates to enhancing heritage assets and the need to ensure that development will not affect the setting and/or significant views into and out of Conservation Areas. The proposal is located approximately 72m away from the Conservation Area and approximately 111m away from the nearest Listed Building. There are also intervening uses between the Conservation Area and Listed Buildings.

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes further landscaping which will contribute towards enhancing biodiversity on the site.

Strategic Policy PS1 of the JLDP promotes and supports the use of the Welsh language. This particular development does not constitute the need for a Welsh language statement but the applicant has provided a statement indicating how the Welsh language has been considered.

Paragraph 4.1.41 of Planning Policy Wales encourages the provision of Ultra Low Emission Vehicle charging points as well as EV charging points for new developments, noting that they must not cause an obstruction to walking or cycling, should be resistant to vandalism, and located where there is good lighting and natural surveillance.

The Electric Vehicle Charging Strategy for Wales (2021) sets out the vision for electric vehicle charging in Wales. The vision is underpinned by the Well-being for Future Generations (Wales) Act 2015. The strategy notes that there is a 'need for a substantial increase in the number of slow, fast and rapid/ultra rapid chargers available in Wales'. Furthermore, the Strategy highlights that there will be a need for between 30,000 and 55,000 fast chargers available for use by 2030.

### **Lighting**

A lighting scheme has been developed for the car park which provides 4no pole top luminaires mounted on 6m columns.

The lighting information submitted has considered sensitive receptors such as the residential properties nearby to ensure that light spill and mitigation measures are considered so that the lighting scheme does not have a negative impact upon the amenities of these residential properties. The proposed lighting scheme has been designed so that the lights are downward facing to ensure that light spill is avoided to surrounding properties and to protect the dark skies. A 4000K colour temperature has been selected to match the existing surrounding lighting on the access road.

The applicant has confirmed that the light will be on continuous throughout the night; however, after 10.30pm the lights will be dimmed to 5 lux. This will ensure that nearby residential properties will not be affected by the lights during the night. A condition will be placed on the permission to ensure that lighting is in accordance with the information submitted.

### **Conservation Area/Setting of Listed Buildings**

Strategic Policy PS20 and Policy AT1 of the JLDP relates to enhancing heritage assets and the need to ensure that development will not affect the setting and/or significant views into and out of Conservation Areas.

The site lies within the development boundary of Llangefni and within approximately 72m of the Llangefni Conservation Area. The Former National School and Schoolhouse and Llangefni County School War Memorial are all Grade II Listed Buildings which are located approximately 111 metres to the east of the site. Due to the distance and intervening uses it is not considered that this small scale development will have a negative impact upon the setting of the Listed Buildings or the Llangefni Conservation Area.

### **Highways and Access**

The proposed access into the site will be from the existing access road into the Plas Arthur Leisure Centre and Ysgol Gyfun Llangefni, close to the junction with Cildwrn Road at the north of the site. The proposals also provide for an uncontrolled crossing point on the access road to the Leisure Centre, just to the immediate north-east of the entrance. An extended footway is proposed from Cildwrn Road on the western side of the access road.

The Highways Authority have confirmed that they are satisfied with the parking and visibility arrangements.

### **Biodiversity and Landscaping**

In accordance with the requirements of Policy AMG5 of the Joint Local Development Plan and the Chapter 6 of the Environment Wales Act. There is a requirement to enhance biodiversity.

The proposal includes a new native species hedgerow to the South West boundary as well as improving the hedgerow on the North boundary. It is considered that the proposal is acceptable and complies with the requirements of Policy AMG5 and the Environment Wales Act.

### **Drainage**

A drainage system has been designed for the proposals. To the north of the car park, a raingarden is proposed with 200mm temporary storage depth and overflow gully is provided. This will collect water from the car park via a linear drainage channel. Water will then flow through a proposed Geocellular Storage System and proposed flow control chamber towards the north of the site, where the water will discharge through an outfall to the existing highway sewer network.

### **Impact on adjacent residential properties.**

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

Regard has been given in terms of impact on the amenity/impact of the proposed lighting scheme upon adjacent residential properties. The nearest residential property is 'Morswyn' which is located to the rear of the proposed site. Careful consideration has been given to whether the proposal and lighting scheme would impact the neighbouring property. The lighting information submitted with the planning application confirms that the lighting columns will be downward facing and that no light will spill outside of the site. As the charging units will be available to members of the public it will be necessary for continuous lighting of the site. The applicant has confirmed that after 10.30pm the lights will be dimmed to 5 lux, this will ensure that neighbouring properties will not be affected by the lights at night.

It is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties.

### **Conclusion**

This development will provide 8 no additional car parking spaces with a variety of dual-headed, rapid and fast EV charging units. The proposal complies with all policies listed in the main body of the report and will not have a negative impact upon the nearby Listed Buildings/Conservation Area or nearby residential properties.

### **Recommendation**

That the application is permitted subject to the following conditions:

**(01) The development shall begin not later than five years from the date of this decision.**

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

**(02) 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) The external lighting hereby approved shall be dimmed to 5 lux between 10.30pm and 6am Monday to Saturday and between 4.30pm and 8.30am on Sundays and Bank Holidays.**

Reason: To protect the amenities of nearby residential occupiers.

**(04) 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;**

**(v) Measures to minimise and mitigate the risk to road users in particular non-motorised users;**

**(vi) The arrangements to be made for on-site parking for personnel working on the Site and for visitors;**

**(vii) The arrangements for loading and unloading and the storage of plant and materials;**

**(viii) 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.

**(05) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.**

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.

**(06) The site shall be landscaped strictly in accordance with ARP-DR-C-004 Rev P02 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.

**(07) 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 – ARP-DR-C-001 Rev P02**

**Proposed General Arrangement – ARP-DR-C-004 Rev P03**

**Vehicle Swept Path Analysis – ARP-DR-C-005 Rev P02**  
**Drainage Strategy – ARP-RP-C\_001 Rev P01**  
**Planning Statement**  
**External Lighting Design and Assessment of Potential Artificial Light Impact**  
**Junction Visibility Splay – ARP-DR-C-006 Rev P01**

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: PS6, PCYFF2, PCYFF3, PCYFF4, PS4, TRA2, PS5, PS20, AT1, PS19, AMG5, PS1

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.