

CONDITIONS – C17/1086/11/LL

1. Subject to full compliance with the Japanese Knotweed Treatment Strategy dated 28th September 2018, the applicant's anticipated treatment timescale dated 12th October 2018 and in accordance with the requirements of condition '21', written notice shall be given to the Local Planning Authority at least 14 days before the re-commencement of development involving the construction of sea defence Rip Rap. All construction works, import of materials and construction of sea defence Rip-Rap in accordance with the application plans and details shall cease within 9 months of the notification of commencement of development, or within 5 years of the date of this permission, whichever is the sooner. The site shall be cleared of all plant machinery, equipment, materials, buildings, structures and timber hoardings by that date. Restoration of the site shall thereafter commence within three years of the cessation of development in accordance with the requirements of condition 18 of this permission, unless a further application to develop the land is granted.
2. Unless otherwise required by planning condition, measures shall be implemented in accordance with the details of an updated Construction Environment Management Plan which shall be submitted for the written approval of the local planning authority prior to submitting a notification of re-commencement of development in accordance with condition 1 of this permission. The Construction Environment Management Plan shall ensure good practice and mitigation measures to protect the water environment including; working conditions on site and measures to control environmental effects such as movements of HGVs, wheel wash facilities, sheeting of haulage vehicles, secure storage areas, air quality, working hours, noise/vibration, waste management and pollution. Also, the monitoring of potential run-off from operational areas to mitigate for the possible environmental impact of the development & spill procedures.
3. The development shall be implemented only in accordance with the application plans, drawings, and details listed below and supporting information submitted with the application received on 9th November 2017, and in accordance with the following plans or such other details as may subsequently be approved in writing by the Local Planning Authority;
 - '3475-2 201G Cross Sections & Specification for Rip Rap Armour Protection', received on 10th October 2018,
 - '3475-2 210G Headland Area of fill Section 73 Application', received on 10th October 2018,
 - '3475-2 212A Cross Sections G-G to I-I Section 73 Application', received on 10th October 2018,
 - '3475-2 214A Proposed Site Cross Sections F-F', received on 10th October 2018,
 - 'KQ03-16-223-001 Dickies Boatyard, Bangor Plant/Material Access for RPC Construction Works', received on 2nd February 2018,
 - Amended 'Location Plan L.00 P1', received on 2nd February 2018.
4. Measures for biodiversity enhancement shall be incorporated into the scheme design in accordance with the details approved by the Local Planning Authority on the 2nd February 2018 under reference C17/1203/11/AC.
5. Except with the prior written agreement of the Local Planning Authority, no more than 7,500 tonnes of materials shall be imported for the purposes of the development hereby approved. Written notification shall be given to the Local Planning Authority at least 14 days before the commencement and completion of materials haulage operations and no more than 960 tonnes per week of materials shall be transported to the site at a maximum rate of no more than 8 loads per day. Figures of the import of materials to the site over any specified period shall be made available to the Local Planning Authority within 14 days of request. Such figures shall be treated as confidential by the Local Planning Authority.

CONDITIONS – C17/1086/11/LL

6. Except in emergencies or with the prior written agreement of the Local Planning Authority, no operations authorised or required by this permission including the operation of plant, and import of materials shall be carried out other than between the hours of:
 - a. 08.00 and 18.00 Monday to Friday,
 - b. 08.00 and 13.00 Saturday,
 - c. There shall be no site activities involving any of the uses prescribed under this condition on Sundays and Bank Holidays.
7. The best practicable means and/or 'white noise' reversing alarms shall be fitted to mobile plant and vehicles used on site.
8. No equipment shall be operated on the site unless fitted with effective and operational dust suppression systems, regularly maintained to prevent the emission of dust into the atmosphere. All loaded vehicles leaving the site shall be sheeted or so treated as to prevent the emission of dust into the atmosphere.
9. No operations on the site shall be undertaken in such a manner as to cause the raising of fugitive dust and all stockpiles of waste and areas traversed by wheeled vehicles or within which the handling or movement of material is undertaken shall be watered or otherwise treated at such times and intervals as may be necessary to prevent the raising of such dust.
10. The surface of the site access shall be kept free from mud and other debris, and maintained at all times in a condition acceptable to the Local Planning Authority such as to ensure that mud is prevented from being deposited onto the public highway. A wheelwash facility shall be installed prior to the commencement of development in accordance with the details approved by the Local Planning Authority on the 5th May 2017 under reference C17/0346/11/AC. The facility shall thereafter be operational for the duration of all haulage operations connected with the development.
11. Unless otherwise agreed in writing, details of the location, height, design, sensors and luminance of floodlighting (which shall be designed to minimise the potential nuisance of light spillage on adjoining properties and highways), shall be submitted for the approval of the Local Planning Authority before the use hereby permitted is commenced.
12. Throughout the period of site operation, provision shall be made as required for the collection, treatment and disposal of all water entering or arising on the site to ensure that there shall be no discharge of leached or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways. Under no circumstances shall any material be permitted to block any watercourse or culvert or be permitted to be eroded by any watercourse. A programme of water monitoring, including a scheme of sampling and analysis, shall be implemented for the duration of the development in accordance with the methodology outlined for surface water monitoring in Appendix '3' attached to this permission. The results of water sampling analysis for any given period shall be submitted to the Local Planning Authority upon 14 days of written request.
13. Any oil or fuel brought onto the site shall be handled and stored in such a manner as to prevent the pollution of any watercourse or aquifer. The design and siting of any fuel storage facility shall be submitted for the prior approval of the Local Planning Authority and shall include sufficient provision for suitable tanks and containers which shall be housed in an area surrounded by bund walls of sufficient height and construction so as to contain 110 % of the total contents of all containers and associated pipework. The floor and walls of the bunded areas shall be impervious to both oil and water. Vent pipes shall be directed down into the bunded area.

CONDITIONS – C17/1086/11/LL

14. Between the hours of 08.00 and 18.00, the noise levels arising from the development shall not exceed 55dB(LAeq) (1 hour), freefield measured at any noise sensitive property in the locality.
15. Temporary operations which may exceed the criterion levels set out above shall be notified in advance to the Local Planning Authority and shall not exceed 67 dB LAeq, 1 hour, free field expressed in the same manner as above at any noise sensitive property. Operations shall not exceed the noise limit set out above at any noise sensitive property for longer than a total of eight weeks in any 6 month period without the prior approval of the Local Planning Authority. Temporary operations shall not be carried out outside the hours of 08:00 to 18:00 except in an emergency.
16. If the authority is satisfied that noise from the site may be in breach of the noise limit, the applicant shall, if requested to do so by the local planning authority, carry out a noise survey to include measurements of LAeq(1 hour) and shall furnish particulars of the noise measurements to the authority within 10 days of the request. The noise survey locations shall be agreed beforehand with the Local Planning Authority and be visited and measured twice during the survey (the visits may be consecutive at the same point or at two different points along the same façade). Procedures to be adopted if noise limits exceed a certain level to include a scheme of improvements for the reduction of noise emissions shall thereafter be agreed in writing with the Local Planning Authority.
17. Measurements taken to verify compliance with conditions 15, 16 and 17 shall follow the guidance contained in British Standard 4142:2014. In particular, reference shall be made to the specification of noise meters, method of measurement and matters to be recorded.
18. Prior to the notification of re-commencement of development in accordance with condition 1 of this permission, a restoration and aftercare plan for the site shall be submitted for the approval of the Local Planning Authority. Its strategy shall be based upon the findings of the Winter Bird Survey ref. 'RT-MME-126872-02-Rev D' dated April 2018 submitted with the application and shall include details of restoration works, landform modelling and a biodiversity management plan to create and restore wildlife habitat. More specifically, the restoration and biodiversity management plan shall include;
 - i. The treatment of the site surface in a manner to secure effective re-establishment of natural vegetation of a type and species typical of the surrounding area,
 - ii. The planting/seeding of appropriate species of vegetation and wild flowers typical of the surrounding area,
 - iii. Measures to enhance habitat for waders & other birds,
 - iv. Aftercare for the treatment of Non-native Invasive Plant Species.
19. Restoration shall be subject to a five year aftercare and monitoring scheme, which shall be implemented to the satisfaction of the Local Planning Authority upon completion of restoration works. For the avoidance of doubt, the provision of aftercare shall apply for a period of five years from the date of final restoration.
20. The operator shall ensure that the following mitigation measures are implemented before and during the site development works;
 - i. No site preparation works, tipping/placement of materials, land raise operations or breakwater construction works, one and a half hours before and after high tide between the 30th September and 1st March in any year (3 hours in total),
 - ii. Ecological monitoring report before and during site operations shall be submitted to the Local Planning Authority upon written request to ensure that there will be no disturbance to nesting or roosting birds. The report shall include;
 - Weekly monitoring of nesting birds such as rock pipits & roosting and feeding waders whilst works are taking place,

CONDITIONS – C17/1086/11/LL

- Monitoring of waders during high tide between the 30th September and 31st March whilst works are taking place with a weekly report provided for the LPA to include daily records of the numbers of waders and the locations where they are roosting,
 - The implementation of a works timetable detailing the daily restricted work periods around high tide.
21. The treatment of Japanese Knotweed shall be carried out in accordance with the amended Japanese Knotweed Treatment Strategy received on the 18th October 2018 and in accordance with the following requirements;
- Prior to the commencement of any further development on site, a validation report certified by an independent consultant shall be submitted to the Local Planning Authority confirming that the knotweed treatment programme has been successful and that all of the invasive plant material has been removed and that all treated areas shall be subject to aftercare and monitoring in accordance with the submitted scheme,
 - The use of tracked machinery on-site should be limited as much as possible until the Japanese knotweed-infested areas have been cleared or cordoned off. If tracked machinery must be used in infested zones, a geotextile overlain with hardcore must be used as a base for vehicles to travel on.
22. In the event of the premature cessation of operations or development not completed in accordance with the application plans, a revised scheme for the restoration of the site shall be submitted for the approval of the Local Planning Authority within 12 months of the notification of commencement in condition 1, to include plans & sections of the revised levels, the restoration details as submitted under the requirements of condition 18 and in accordance with the following;
- i. Any engineering operations, remedial works or the import of additional stone/sea defence material & aggregate to address the stability of the slate cap,
 - ii. Monitoring for Waders during any engineering operations implemented between September and March.

The site shall thereafter be restored in accordance with the revised scheme within 12 months of approval.

REASONS

1. To minimise the duration of disturbance from the development hereby permitted and to secure the restoration of the site
2. In the interests of environmental protection and the amenities of the area
3. In the interests of the visual amenity of the area
4. In the interests of the biodiversity of the area
5. In the interests of road safety, the amenity of the area and to minimise the duration of disturbance from the development
6. In the interests of the amenity of the area
7. In the interests of the amenity of the area
8. In the interests of environmental protection and the amenities of the area

CONDITIONS – C17/1086/11/LL

9. In the interests of environmental protection and the amenities of the area
10. In the interests of road safety
11. In the interests of the amenity of the area
12. To prevent the pollution of the local water environment and public sewers
13. To protect the quality of local watercourses
14. In the interests of the amenity of the area
15. In the interests of the amenities of the area
16. In the interests of the amenities of the area
17. In the interests of the amenities of the area
18. To secure the proper restoration of the site in the interest of promoting the biodiversity of the area
19. To secure the proper restoration of the site in the interest of promoting the biodiversity of the area
20. In the interests of the biodiversity of the area
21. In the interests of environmental protection and to prevent the spread of Japanese Knotweed
22. To secure the proper restoration of the site in the event of the premature cessation or the abandonment of operations

The Local Planning Authority is of the opinion that the policies listed below were relevant in the consideration of this application:

- Well-being of Future Generations Act (Wales) 2015 – Welsh Government,
- Policies and general principles Technical Advice Notes (TAN 5), (TAN 11), (TAN 15), (TAN 18) & (TAN 23) - Welsh Government,
- Planning Policy Wales Edition 9: November 2016 - Welsh Government,
- West of Wales Shoreline Management Plan 2011,
- Strategic Policies PS 5, PS 6, PS 13, PS 19, Policies AMG 3, AMG 4, AMG 5, AMG 6, AT 1, ARNA 1, CYF 7, PCYFF 1, PCYFF 2, PCYFF 3, TRA 4 of the Anglesey & Gwynedd Joint Local Development Plan 2011-2026

Note to Applicant

- Please note the attached consultation responses received from Natural Resources Wales (Appendix 1) and Gwynedd Council Flood Risk Management and Coastal Erosion (Appendix 2) who should be contacted direct in respect of specific operational controls within their remit and/or any additional consents or licences required prior to the commencement of works.
- This application has been assessed in accordance with the seven sustainability goals of the Well-being of Future Generations Act (Wales) 2015.
- The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner. Although the waste planning authority has used its best endeavours to determine the application on the basis of the information available to it, this does not mean that the land is free from instability and contamination.