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## PLANNING COMMITTEE 23 OCTOBER 2023

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**Present:** Councillor Edgar Owen (Chair)  
Councillor Elwyn Edwards (Vice-chair)

**Councillors:** Delyth Lloyd Griffiths, Elin Hywel, Elwyn Jones, Gareth T Jones, Huw Wyn Jones, Cai Larsen, Anne Lloyd Jones, Gareth Coj Parry, Gareth Roberts, John Pughe Roberts, Huw Rowlands and Gruffydd Williams

**Officers:** Gareth Jones (Assistant Head of Planning and the Environment), Miriam Williams (Legal Services), Gwawr Hughes (Development Control Team Leader), Aneurin Rhys (Senior Development Control Officer) and Lowri Haf Evans (Democracy Services Officer).

### 1. APOLOGIES

Apologies were received from Councillor Louise Hughes

The Chair extended sympathy on behalf of the committee to the family of the late Councillor Eirwyn Williams who recently passed away. He had been a loyal member of the committee for many years and had given a worthy service to the residents of Cricieth as a County Councillor.

### 2. DECLARATION OF PERSONAL INTEREST AND PROTOCOL MATTERS

a) The following members declared that they had an interest in relation to the item noted:

Councillor Gruffydd Williams (a member of this Planning Committee), in item 5.2 (C21/1185/25/LL) on the agenda because his son owned a field near the site of the application

Councillor Elwyn Jones (a member of this Planning Committee), in item 5.2 (C21/1185/25/LL) on the agenda because he was employed by Pentir Community Council

The Members were of the view that it was a prejudicial interest, and they withdrew from the meeting during the discussion on the application.

b) The following members declared that they were local members in relation to the items noted:

- Councillor Dafydd Meurig (not a member of this Planning Committee), in relation to item 5.2 (C21/1185/25/LL) on the agenda
- Councillor Angela Russell (not a member of this Planning Committee), in item 5.3 (C22/0426/38/LL) on the agenda
- Councillor Anwen Davies (not a member of this Planning Committee), in item 5.3 (C22/0426/38/LL) on the agenda

c) It was highlighted that the Members had received an e-mail that shared details on planning application C22/0426/38/LL Penrhos Polish Village, Lôn Llanbedrog, Pwllheli LL53 7HN.

### 3. URGENT ITEMS

None to note

### 4. MINUTES

The Chair accepted the minutes of the previous meeting of this committee, held on 2 October 2023, as a true record.

### 5. PLANNING APPLICATIONS

The Committee considered the following applications for development. Details of the applications were expanded upon and questions were answered in relation to the plans and policy aspects.

#### RESOLVED

#### 5.1 Item C23/0614/16/LL Penrala, Tregarth, Bangor, Gwynedd, LL57 4AU

**Full application for the erection of seven houses together with associated works to include improving the existing access, associated internal access road and landscaping.**

Attention was drawn to the late / additional observations form that highlighted a) information from the Strategic Housing Unit regarding the need for affordable housing in Tregarth, and b) the Biodiversity Unit's incorrect observations had been included in the report. Their correct observations had noted:

- That reasonable avoidance measures for reptiles had been included as a planning condition.
- That no tree, shrub or vegetation should be cleared during the bird nesting season.
- That there will be a need to ensure biodiversity improvements.

a) The Senior Development Control Officer highlighted that this was a full application to erect seven dwellings with associated works to improve the existing access, to create landscaped areas and an internal access road on land that was currently used by an electrical contractor business. It was intended to keep the existing office building on the site, which was associated with the business, but it would involve developing the surrounding land and demolishing an existing workshop to facilitate the construction of the new dwellings and access road. It was intended for two of the new dwellings to be intermediate affordable homes.

All the houses would be two-storeys with an 8.6m high pitch roof and finished in a mixture of materials including:

- Natural slate roofing with composite uPVC fascias and soffits, and a ridge in red concrete or clay ridge tiles
- Walls - facing brickwork in various shades and textures with decorative features and the remaining areas to be roughcast painted render
- Rainwater goods: Powder coated steel system
- Windows and doors: UPVC composite window systems, white and grey coloured front doors.

The site was located on a brownfield site within the Tregarth Local Village development boundary as defined by the Local Development Plan (LDP), but the site had not been allocated for any specific use. It was located within a designated Special Landscape Area and the Dyffryn Ogwen Landscape of Outstanding Historic Interest, and within the buffer zones of two Scheduled Monuments such as CN202 Parc Gelli Huts and CN417 Penrhyn Quarry Railways, which also formed part of the UNESCO World Heritage Site.

In terms of the development's principle, it was noted that Tregarth had been recognised as a Local Village under policy TAI 4 that allowed housing developments to meet the Plan's strategy by using suitable windfall sites within the development boundary. It was reiterated that appropriate evidence had been received noting that the plan would help meet the recognised housing needs in the local community. It was considered therefore that the proposal was consistent with the objectives of policies TAI 4, PCYFF 8 and PS 17 and that the principle of the development was consistent with the Local Development Plan's (LDP) housing policies.

Reference was made to criterion (3) of policy PCYFF 2 that noted that the best use of land should be made, including achieving densities of a minimum of 30 housing units per hectare for residential development. It was noted, based on 30 units per hectare, a site of this size could provide 9.3 residential units. However, with an office building already on the site and the need for parking provision for this office, this reduced the space available to include more houses. It was reiterated that the site had been partially restricted by the need to protect existing mature trees, which also affected the general space available to construct further units on the site. Consequently, it was considered that the development's density was acceptable and it would intertwine well with the development pattern of the surrounding area.

In the context of location, design and visual impact of the proposal, it was reported that the layout, design and materials of the proposed development would be in-keeping with the location in an appropriate way. It was considered that the houses had been designed to a standard quality and that the landscaping proposals suited the nature of the village. Despite acknowledging the observations that were received, it was not considered that the houses would cause significant harm to the site's built quality or the local neighbourhood.

In the context of the historic landscape, it was noted that CADW stated that the proposed development would not have any harmful impact on the context of scheduled monuments or on the exceptional general value of the World Heritage Site or designated landscapes. In the context of archaeological matters, because there was high archaeological potential to the site, the planning authority should insist that appropriate archaeological mitigation measures would be undertaken and a condition should be set asking to agree on an Archaeological Work Programme prior to commencing building work.

In the context of the general and residential amenities, due to the location, design, layout and size of the proposed houses, it was considered that there would not be a significant harmful impact on private amenities deriving from the development. While accepting that surrounding houses about the site, that the infill site was within a development boundary, and it was not unreasonable for development for housing. It appeared that the layout of the proposed houses had been designed to avoid direct overlooking and while it was inevitable to have some inter-visibility between the area's

properties, it was not considered that this would be unreasonable or unexpected in such a location.

In the context of access matters, despite the fact that several objections had been received, the Transportation Unit had no objection to the proposal in principle although more information about waste / recycling collection arrangements from the houses had been sought. It was reiterated that discussions had been held with the applicant regarding the bins compound.

Reference was made to the language statement presented with the application and it was concluded that the proposed development would have a small impact on the Welsh language and the community within Tregarth by providing open market and affordable housing to meet the needs of the local community.

It was considered that the development had been designed to meet the needs of the local housing market and included an appropriate element of affordable homes on a brownfield site within a development boundary. As a result, it was considered that the plan was acceptable on the grounds of principle and that it complied with relevant local and national planning policies.

- b) Taking advantage of the right to speak, an objector to the application made the following observations;
- Mature trees and hedgerows that were full of wildlife had been cut to justify space for housing.
  - The idea of re-landscaping and planting trees around the new houses was presumptuous.
  - The farm and nearby field were within 10m of the site - do planning rules not state the need to ensure 400m away from nearby houses?
  - The shed, that keeps animals, was very close to the development's back gardens. As a result, it would be likely that complaints regarding noise and odours would be received that would lead to trouble.
  - The location of the business that is on the site would now be restricted.
  - The Committee should use common sense and visit the site.
- c) Taking advantage of the right to speak, the applicant made the following observations;
- The application was subject to the construction of seven houses together with associated works to include improving the existing access, associated internal access road and landscaping.
  - Five of them would be open market housing and two would be affordable housing.
  - Policy TAI 4 allowed developments within the development boundary.
  - The proposed development reflected the area's character and provided enough living and parking space.
  - Accepted that concerns and observations had been presented, but Tai Teg had noted that there was a clear demand for houses in the area.
  - The language assessment was acceptable - a condition was needed to ensure that a Welsh name was given to the estate and the individual houses and to impose conditions on the use of the houses.
  - Although parking was a concern, the Transportation Unit did not consider that the proposal would have an impact on traffic flow. It was unlikely that the site

would be adopted and therefore a condition to be included that a compound for bins would be provided by the applicant.

- That the proposal was acceptable. It did not affect nearby residential amenities and it had been located within the development boundary.

- d) Although the Local Member was not present, the following observations had been presented through the Chair;

*"I write to support Application C23/0614/16/LL, that addresses the urgent need for affordable housing in Tregarth. At present, many first-time buyers have been priced out of the area, leading to a deterioration in community vitality. This effect is clear in the reduction of attendance in local schools, clubs, and the Cylch Meithrin as young families are unable to buy houses in Tregarth. The location chosen is very suitable as it is near a bus shelter, the local park, community centre and close to the primary school.*

*The plans have garnered substantial support within the village, with the support of the Community Council, local businesses and the school."*

*Cllr Beca Roberts*

- e) It was proposed and seconded to approve the application

A proposal to undertake a site visit was made and seconded.

Reason: Concern for impact on amenities of neighbouring residents

A vote was taken on the amendment.

**RESOLVED: To defer in order to conduct a site visit**

## **5.2 Application Number 5.2 C21/1185/25/LL Land near Ty Mel, Bangor, LL57 4UG**

**Erection of two affordable houses, creation of new access, parking, landscaping and associated works.**

- a) The Senior Development Control Officer highlighted that this was a full application to construct two intermediate affordable houses near the village of Caerhun to the south-east of Bangor. Both single-storey houses would provide two bedrooms, a kitchen, a living room, a bathroom and a hall along with parking spaces for two vehicles. One access from a nearby third-class county road would serve both houses.

There were no environmental or heritage statutory designations for this plot of land that was presently used for grazing land. However, Natural Resources Wales had noted that the vast area surrounding the site of the application was subject to land surface flooding.

Considering the principle of the development, it was noted that the site was located outside any defined development boundary included within the LDP. Policy PCYFF 1 ('Development Boundaries') stated that proposals outside development boundaries would be refused unless they were in accordance with specific policies in the Plan or national planning policies or that the proposal showed that its location in the countryside was essential. The proposal was located directly adjacent to the Caerhun cluster as defined in the LDP and through this, Policies TAI 6: Housing in clusters; TAI

15: Affordable Housing together with the Supplementary Planning Guidance (SPG): Affordable Housing, were relevant. Policy TAI 6 stated that proposals for new housing units in such locations must conform to seven criteria.

It was explained that a Planning Statement had been presented with the application that noted the high demand for two-bedroom houses in the area of Caerhun / Glasinfryn (the figures of the Local Housing Market Assessment, Tai Teg and Strategic Housing Unit supported this statement). It was reinforced that the plan was suitable and met the recognised needs.

In the context of visual amenities, it was noted that the new houses would not appear alien in this place despite their location on open agricultural land, because the location would be directly adjacent to other residential houses. Therefore, they would not have a significant detrimental impact on the area's general landscape quality.

In the context of transportation and access, it was noted that existing trees could disrupt the visibility from the entrance. As a result, a condition was sought to ensure that it would not be permitted that any highway boundary wall, hedge or fence would be higher than 1 metre above the carriageway level of the adjacent county road from either end of the site's boundary to the highway, and any vegetation should be cleared to maintain visibility. By imposing such a condition, it was considered that the plan was acceptable under the requirements of Policy TRA 2 and TRA 4 in relation to parking standards and road safety.

In the context of flood matters, it was noted that the amended Flood Consequences Assessment (FCA) received described that the risk of flooding to the development site had been managed by getting rid of the management structure within the boundary wall to the west of the development. As a result, it was highlighted that the Council's Land Drainage Unit had agreed that risk of flooding to this proposed development site had been substantially reduced because of this improvement. However, it was considered that a residual flood risk remained (e.g., in the event of obstruction in the opening) and therefore it was recommended that there should be strict adherence to the design measures set out in section 4 of the FCA (original) - raising floor levels above 93.6m.

b) Taking advantage of the right to speak, the applicant's agent noted the following observations;

- The proposal provided two affordable two-bedroom bungalows to local people.
- There was a clear demand for affordable housing in the area and the Council's Housing Department had confirmed that around 50 people were looking for affordable two-bedroom bungalows in the Caerhun and Glasinfryn area.
- Migration data by StatCymru showed that the outward migration of 15-29 year olds between 2012 and 2020 was higher than the inward migration of this age group. One potential reason for this was because of the lack of affordable housing in the area; people cannot fulfil their housing needs locally. The proposal would overturn this trend by contributing to this obvious local demand for housing.
- Concerns were raised regarding the flooding risk on the site; however, the situation had been improved by getting rid of a structure that was attached to the boundary wall.

The Council's Drainage Unit had confirmed that the risk of flooding had substantially reduced as a result of this, and the applicant was happy to agree to the floor levels recommended as mitigation measures.

- Highways had confirmed that they had no objection to the proposed development. In accordance with their recommendation, there would not be a structure or growth above 1 metre high erected along the site boundary to ensure clear visibility for vehicles leaving the site.
  - In terms of the impact on neighbours, the proposed houses would be single-storey in their nature with pitched roofs - they would be located centrally within their plots, and at an appropriate distance from nearby properties. The units would not lead to any effects of overlooking, overshadowing or a detrimental oppressive impact on neighbours' properties.
  - In relation to the concerns raised regarding the impact on the area's archaeology, the Gwynedd Archaeological Planning Service had been consulted and no observations were received on the proposal.
  - It was therefore considered that the proposal would make good use of a plot of land within a residential area and would provide two affordable houses to respond to the high demand for local housing in the area. The development would not create any detrimental flooding effects, any effects on the road network or nearby properties.
- c) Taking advantage of the right to speak, the Local Member made the following observations;
- He welcomed two affordable houses.
  - The local objections had been referred to the local former member and himself since the boundaries had changed.
  - The response to concerns of a threat to nature, archaeological matters and impact on nearby amenities had been addressed in the report.
  - Transportation and flooding concerns remained evident - the Community Council had stated an objection to the application based on evidence that, historically, the land flooded.
  - Welcomed the fact that the boundary wall had been placed 2m away from the county road carriageway to allow for a plan to create a future footpath. The action would allow better visibility to the proposed access - a suggestion to impose a condition for a pavement.
  - The field 'looked wet' and therefore a need to ensure that the houses would not get water in them.
- d) It was proposed and seconded to approve the application and the conditions discussed.
- e) During the ensuing discussion, the following observations were made by members:
- Pentir Community Council objected to the application based on flooding evidence - the Local Member outlined this.
  - The site was outside the development boundary.
  - Welcome the condition of using Welsh roofing slates.

In response to an observation regarding installing pavements, it was noted that this was not necessary as a condition as there was no pavement currently in Caerhun, and by looking at the location of nearby houses and gardens, as well as the narrow nature of the lane, it was very unlikely that it would be possible to install a pavement in the rest of the village. It was not considered that it would be reasonable to set a condition for this small development to provide a pavement in front of the site.

In response to observations on flooding, it was noted that the report addressed the concerns and in the context of using Welsh roofing slates, it was noted that the wording, because of loss of appeal in the past, should note 'slates similar to those from Wales.' Although it was a European rule, there was no change in terms of implementing the condition.

**RESOLVED** To approve the application subject to a 106 agreement and conditions relating to the following:

1. Commencement within five years
2. Development to comply with the approved plans
3. Use Welsh roofing slates
4. A condition to ensure acceptable visibility
5. Removal of Permitted Development Rights to ensure affordability
6. Welsh Water Condition
7. The recommendations of the Preliminary Ecological Assessment must be observed
8. The recommendations of the Flooding Risk Assessment must be observed

Note - Welsh Water  
Sustainable Drainage System  
Transportation Unit's Observations

### **5.3 APPLICATION NUMBER C22/0426/38/LL Penrhos Polish Village, Lôn Llanbedrog, Pwllheli, Gwynedd, LL53 7HN**

**Full application for the demolition of 107 living units, three buildings used as four visitor accommodation units, nursing home, Scouts' dormitories, hall and workshop, library/hall building, offices and garages and the erection of 107 residential units (100% affordable dwellings) as replacement dwellings together with alterations to the internal access road and associated works and landscaping.**

Some members had visited the site on 5 September 2023

- a) The Development Control Team Leader highlighted that the site of this full, unique application included Penrhos Polish Village which was located between Pwllheli town and Llanbedrog with access to the site along a direct private track from the A499. The site is located entirely in open countryside and outside any development boundary.

The demolition work would happen in three phases with the first step involving demolishing the buildings that were located on the right by the site access. The Church, canteen and dining room along with the memorial garden, allotments and the bus station would remain. It was proposed to make changes to the internal estate road including the provision of some new sections.

The new buildings would also be built in three phases, with the first phase ensuring accommodation for current residents; erecting 44 units in the first phase including 12 bungalows, 2 houses and 30 flats; erecting 49 units in the second phase and 14 in the third phase. All units were proposed as affordable units in the form of lifelong homes.



In the context of the former care home, it was reported that the care home had acted as an important element of the site and the observations received had highlighted that the community were disappointed that the home closed soon after the site was transferred to the applicant's possession. It was reiterated that a commitment to transfer a specific area of the site to Cyngor Gwynedd with a draft agreement had been agreed between Clwyd Alun and the Council with the intention to sign it soon. It was noted that the Cyngor Gwynedd Cabinet had agreed to apply for £14.6 million from the Welsh Government to fund the construction and development of a new care home on the site. To this end, due to viability implications for continuing and improving the existing home and based on the applicant's commitment to transfer land to compensate for the loss of existing facilities and the Council's commitment to providing a care and nursing home along with the care provision and community provision, it was considered that the proposal complied with the objectives of policy ISA 2 in terms of safeguarding community facilities.

In terms of phases 2 and 3, this provision was intended to ensure that there were staffing resources, and some houses would be prioritised for people who worked on the site or within the wider local health and care sector. When individuals' needs changed, those with high/complex care needs could have the option of moving to the on-site care and nursing home. The care and nursing home would also provide for high/complex care needs arising from the local community. There was an understanding that people's needs changed over time and the housing balance would be reviewed annually.

In the context of visual amenities, it was noted that although some of the proposed units were larger in terms of size and height than the existing building, the site was very extensive and there was an intention to retain a large part of the internal landscaping. Bearing in mind that the site had already been developed and that the visual impact was limited, it was not considered that the proposal would therefore cause a significant visual impact on the landscape and that the proposal, subject to landscaping conditions, complied with the requirements of policies PCYFF 2, 3 and 4 of the LDP.

In the context of general and residential amenities, it was considered that the proposal was acceptable and it would not cause a substantial detrimental impact on local residents' amenities, and therefore the proposal complied with the requirements of policies PCYFF 2 and 3 of the LDP. In the context of transport and access matters, it was noted that the Transportation Unit had no objection to the proposal, but it had referred to the local businesses' signs at the junction with the A499 highway. The junction was not within the ownership of the applicant and did not form part of the planning application and therefore it was not possible to control the signs through the application submitted.

It was expressed that the proposal was a unique plan, providing residential units for the older population of the Llŷn area, and enabled them to receive homes with elements of care without having to move from the local area. The application was part of a wider plan for a care village with a nursing home and an extensive provision of medical and social facilities. It was noted that the applicant was working with Cyngor Gwynedd to reach this goal. It was recognised that the current site was unique and had acted as a model of providing self-sufficient care homes together with a nursing home and social facilities for years, but that the buildings and maintenance costs meant that the site required a major overhaul with a programme of investment and redevelopment.

It was considered that the many observations received during the public consultation had received full attention. The proposal was acceptable and complied with the requirements of local and national policies.

b) Taking advantage of the right to speak, an objector to the application made the following observations;

- The village was a community village providing additional care.
- The application was one to demolish everything and rebuild houses. No plans to rebuild meeting rooms, laundry or a hairdresser's.
- No certainty that the specialist staff would be accommodated in the houses.
- No certainty that there would be community facilities available in the village - these must be had as part of the application.
- This was not a vision, but a proposal to get rid of a thriving community.
- A visit to Cefni Home to see a similar plan had been eye-opening, but this proposal was nowhere near what was seen there.
- A request for the Committee to refuse Clwyd Alun's plan and fully consider the needs. The proposal would be unfair on Llŷn's residents.

c) Taking advantage of the right to speak, the applicant made the following observations;

- Clwyd Alun had been the owner of the site since September 2020, because the Polish housing society did not have the capacity to continue to maintain the service.
- It was proposed to demolish 107 of the existing units and rebuild a mixture of 107 houses in three phases.
- There had been a lot of campaigning over the last two years to ensure that the plan was suitable - discussions had been held with the Local Health Board, the Welsh Government and the Local Planning Authority.
- The care element had come to an end in December 2020 - this was a major blow to the area - Clwyd Alun had collaborated with Cyngor Gwynedd and Betsi Cadwaladr University Health Board to redevelop - a strong commitment here to develop.
- The existing buildings were unsuitable.
- The proposed houses were affordable housing and lifelong housing - the plan proposed a mixture of houses with flexible units.
- The Penrhos Plan was unique and building the houses would act as a catalyst to the development of a care home on the site.

d) Taking advantage of the right to speak, the Local Members made the following points;

Councillor Anwen Davies

- The plan offered 100% affordable housing.
- Although the existing buildings, that had deteriorated, were being demolished, the change was for the better.
- There was a need to protect the linguistic element - local people needed care in their mother tongue.
- The site provided a bus stop.
- The plan would boost the local economy.
- The site was central to the residents.
- There was a need for confirmation of when the care home would be developed.
- The flooding and access matters had been addressed.

- The site was a pleasant and wonderful site and would be better for being renewed.
- She supported the plan.

#### Councillor Angela Russell

- She had fond memories of living near the area of the site.
- Major concerns had arisen when it became clear that the Polish housing society could not continue to serve the Polish community.
- She thanked Cyngor Gwynedd for stepping up - a planning application had been presented in May 2020.
- There were many discussions between partnerships - the situation was much clearer by now and the vision was seen clearly (a letter stating this had been signed in October 2023).
- The houses were 100% affordable housing and offered a care element - keeping the local connection, offering local benefits and providing care locally.
- The plan is to be undertaken in 3 phases and therefore, everything would not be demolished at the same time.
- Prioritising existing, local residents was welcomed.  
The development strengthened the economy, the supply chain and ensured work - offering work in the care sector - this would be a boost and an opportunity to keep people locally.
- There were considerations to create a care academy on the site - this was to be welcomed.
- Good transport links.
- The application would be an opportunity to realise the vision – responds to the Penrhos ethos by ensuring that care in the community continued.
- This was a unique opportunity; an innovative proposal.

It was proposed and seconded to approve the application.

- e) During the ensuing discussion, the following observations were made by members:
- They gave thanks for the opportunity to visit the site - a pleasant location.
  - A local need for a care home - a condition was needed to ensure that the home would be developed. This was an opportunity to ensure that care was available to people within their communities.
  - Supportive of 100% affordable housing with condition 106, but there were not enough details about the plan - what about the effect on the AONB? Impact on amenities - demolish 107 houses? Happier if the care home would be a part of the application.
  - Need to ensure that the Tai Gwynedd guidance was used.
  - The plan would be an asset if it was carried out correctly - a concern that this was only a housing plan.
  - Many had objected - an over-development, a strain on local services, lack of information and a signed petition.
  - The access would be poor - not enough information.
  - The development would not benefit the Welsh language - a need to ensure a full assessment of the local needs.
  - A suggestion to delay the application to receive more information on the development's impact on the local area, impact on local residents, the existing residents' housing needs, and how many people would intend to move there?

In response, the Assistant Head of Environment noted that the observations regarding the care home were fair points, but the Council had adopted the vision for the site and were committed with other partners to prioritise a lifelong care village on the site; a unique model, a flexible design and responded to the needs of residents and the wider area. He reiterated that all the houses would be subject to appropriate planning conditions with the conditions being prepared phase by phase. The intention was to focus on the care element, with the information being presented to the housing department to ensure that the property met with the range of needs. The Council's Housing Allocation Policy would be operational for each phase of the development. In terms of the concern for the lack of information, it was noted that the report addressed many of the planning matters and the need had been identified.

**RESOLVED To approve subject to planning conditions and a 106 agreement for an educational contribution**

- 1. 5 years**
- 2. In accordance with the plans and documents submitted as part of the application**
- 3. Slates on the roof/agree roof finish and PV panels**
- 4. Agree on external finish**
- 5. Agree details**
- 6. Agree affordable housing matters**
- 7. A condition for phased demolition and development**
- 8. Land Contamination conditions**
- 9. Submit details of a plan either to protect the structural condition or to divert the main water supply that crosses the site**
- 10. Submit a plan for disposing of foul water**
- 11. Dust, noise and vibration control plan as a result of the demolition work**
- 12. Working hours 08:00 – 18:00 Monday to Friday, 08:00 – 13:00 on Saturday and not at all on Sunday or Bank Holidays**
- 13. Submit and agree on an ecological, habitat and grassland/wildflower meadow management plan**
- 14. A tree specialist must be present on site throughout the work**
- 15. Any work that would disturb bird nests during the nesting season between 1 March and 31 August is not permitted unless otherwise agreed in advance**
- 16. Archaeological conditions**
- 17. Removal of permitted development rights**
- 18. Landscaping**
- 19. Welsh language advertisements**

The meeting commenced at 13:00 and concluded at 14:40

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**CHAIR**