

Annex B to

National Assembly for Wales

letter dated 9 January 2003

Reference A-PP 145-07-027

## **TOWN AND COUNTRY PLANNING ACT 1990: SECTION 77**

### **APPLICATION BY ANGLESEY BOAT COMPANY LTD FOR THE PROPOSED DEVELOPMENT OF A MARINA AND FACILITIES BUILDING, CAR PARK AND BOAT STORAGE AT GALLOWS POINT, BEAUMARIS, YNYS MON**

### **PLANNING CONDITIONS ATTACHED TO PLANNING PERMISSION OF 2002 IN RESPECT OF PLANNING APPLICATION REF. 1/12/C/266 DATED 5 APRIL 1999**

#### Time

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

#### The Marina (Control and Design)

2. The total number of berths to be contained within the Marina shall not exceed 450.

3. No slipway facilities shall be provided within the Marina.

4. No development shall commence until detailed plans (to a scale of 1:50) of all elevations of the proposed facilities building have been submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales. The submitted plans shall incorporate a schedule of all materials and colours to be used on all external walls, openings and roof. Any signs to be erected within the site should be incorporated into the overall design of the development and should make use of buildings and other structures. The signs should have a uniform design in terms of colour and lettering and should be bilingual.

5. No development shall take place until a schedule of the materials to be used in the

construction of the Marina breakwaters and samples of the materials to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales. Development shall be carried out in accordance with the approved schedules and samples.

6. Prior to the commencement of development detailed plans of the design of the breakwaters at their junctions with existing landforms shall be submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales. Development shall be carried out in accordance with the approved details.

### Landscaping

7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales and these works shall be carried out as approved. These details shall include proposed finished levels, means of enclosure; vehicles and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, refuse or other storage units, signs, proposed and existing functional services above and below ground (e.g. drainage power, communication cables, pipelines etc. indicating lines, manholes, supports etc.). All machinery, equipment or materials shall be stored within the building or within screened compounds, the details of which shall be agreed in writing with the Local Planning Authority before any work is commenced on their erection.

8. Soft landscape works shall include (planting plans, trees, written specifications (including cultivation and other operations associated with plant and tree establishment); schedules of plants and trees noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme.

9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

11. If within a period of 5 years from the date of planting of any tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species or size as that originally planted shall be planted at the same place, unless the Local Planning

Authority gives its written consent to any variation.

## Lighting

12. Details of a lighting scheme shall be submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales prior to the commencement of development. The details submitted shall incorporate a management plan illustrating the arrangement to be made for controlling unnecessary illumination at night. Development shall be carried out in accordance with the approved details and management plan.

## RIGS

13. Prior to the commencement of development a management plan shall be submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales in respect of the Regionally Important Geological Site (RIGS). The management plan shall contain provisions relating to the protection of the RIGS during construction and the operation of the Marina; access to the RIGS and proposals for its interpretation. Development shall be carried out in accordance with the approved management plan.

## Construction phase – Environmental Issues

14. No development shall take place until an Environmental Management Plan (EMP) for the construction phase of the development (including dredging) has been submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside for Wales. The EMP shall include details in respect of:

- iii. (i) the phasing of construction
- iv. (ii) the scheduling of works having agreed to the protection of nature conservation interests
- v. (iii) Hours/days when construction is not permitted;

(iv) Emergency and contingency plans, including details of all proposed monitoring, sampling and liaison with statutory bodies.

The construction of the development shall be carried out in accordance with the approved EMP.

15. No development shall take place until a scheme designed to demonstrate the suitability of all infill materials has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of

contamination in any infill material and the measures to be taken to avoid risk to the environment which may arise from its use. Development shall be carried out in accordance with the approved scheme.

### Archaeology

16. The developer shall afford access at all reasonable times to any archaeologist nominated by the Local Planning Authority, and shall allow him/her to observe the excavations and record items of interest and finds.

### Highway Issues

17. No development shall take place until detailed engineering drawings of the proposed access to the site (and measures for the closure of the existing access(s)) have been submitted to and agreed in writing by the Local Planning Authority. The proposed access to the site shall be completed in accordance with the details agreed before work on the remainder of the development is commenced. The development shall not be brought into beneficial use until the highway works shown on the approved plans have been completed.

18. No development shall take place until a management scheme for the control and routing of construction traffic, other than the control of right of passage over public highways, has been submitted to and agreed in writing by the Local Planning Authority. The management scheme shall make provision for the delivery of bulky materials and the removal of dredged materials by sea. Construction of the development shall be carried out in accordance with the approved management scheme.

19. Wheel washing facilities, as may be agreed in writing by the Local Planning Authority, shall be provided on site prior to the commencement of development.

20. No surface water from the site shall discharge onto the County highway.

21. The car parking area shown on the approved plans shall be laid out and completed before the Marina is brought into use.

### Foul and Surface Water Drainage

22. No development shall take place until full details of the proposed means of surface water drainage of the development have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include provision for interception traps to be provided for all hardstanding areas (building roof excepted). Development shall be carried out in accordance with the approved details.

23. No development shall take place until full details of the control and disposal of foul sewage have been submitted to and approved in writing by the Local Planning Authority. The details submitted shall include provision for pump-out facilities for boats, including their bilge waters. Development shall be carried out in accordance with the approved details.

24. No development shall take place until details of the connection of the site to the public sewer have been submitted to and approved in writing by the Local Planning Authority.

25. All foul sewage from the development shall be disposed to a public sewer.

26. No development shall take place until a management scheme detailing the arrangement to be made for the control and disposal of potential toxic wastes (e.g. arising from boat washing/ anti-fouling removal) has been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved management scheme.

### Fuel Tanks

27. No development shall take place until details of the installation of fuel tanks have been submitted to and approved in writing by the Local Planning Authority who, before giving such approval, shall consult with the Countryside Council for Wales. Development shall be carried out in accordance with the approved details.