

**Adran yr Amgylchedd a Materion Gwledig
Department for Environment and Rural Affairs**



**Llywodraeth Cymru
Welsh Government**

Ein cyf/ Our ref: qA1260278
Mr Marc Hourigan
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14 November 2016

Dear Mr Hourigan,

**TOWN AND COUNTRY PLANNING ACT 1990 – SECTION 78
APPEAL BY GLADMAN DEVELOPMENTS LTD
OUTLINE PLANNING APPLICATION FOR MIXED USE DEVELOPMENT (INCLUDING
RESIDENTIAL, RETAIL, BUSINESS AND INDUSTRIAL) ON LAND AT FORMER SITE
OF HAFOD TILERIES, HAFOD ROAD AND BANGOR ROAD, JOHNSTOWN,
WREXHAM.
APPEAL REFERENCE: APP/H6955/A/15/3135730**

1. Consideration has been given to the report of the Inspector, Declan Beggan BSc (Hons) MSc DipTP DipMan MRTPI, who held an Inquiry into your client's appeal against Wrexham County Borough Council's refusal of outline planning application ESC P/2013/0545 for "Redevelopment of land at Hafod Tileries for proposed mixed use development of up to 300 (use class C3) residential dwellings, 465sqm (use class B1, B2 & B8) business, industrial, storage and distribution units, 235sqm (use class A1) retail, ecological enhancement, landscape, open space, highway improvements and associated works" on Land at the Former site of Hafod Tileries, Hafod Road and Bangor Road, Johnstown, Wrexham.

2. On 1 December 2015, in accordance with section 79 and paragraph 3(1) of Schedule 6 to the Town and Country Planning Act 1990 ("the 1990 Act"), the appeal was recovered for determination by the Welsh Ministers as the proposal relates to residential development of more than 150 houses. Under the provisions of the Government of Wales Act 2006 the power to determine applications under section 79 of the 1990 Act has been transferred to the Welsh Ministers, these functions have been exercised by the Cabinet Secretary for Environment and Rural Affairs.
3. In exercising their functions as part of carrying out Sustainable Development in accordance with the Well-Being of Future Generations (Wales) Act 2015, section 2 of the Planning (Wales) Act 2015 requires the Welsh Ministers, as a public body, to ensure the development and use of land contributes towards improving the economic, social, environmental and cultural well-being of Wales, in accordance with the Well-Being of Future Generations (Wales) Act 2015 ("the FG Act"). In order to act in this manner, the Welsh Ministers have taken into account the ways of working set out in section 4 of 'SPSF1: Core Guidance, Shared Purpose: Shared Future – Statutory Guidance' on the FG Act through examination of the appeal by way of a Public Inquiry in accordance with the Town and Country Planning (Inquiries Procedure) (Wales) Rules 2003.
4. The Inspector held an Inquiry on 26 – 28 April 2016. A site visit was made on 27 April 2016. The Inspector recommends the appeal is allowed and planning permission granted subject to conditions.
5. In the Inspector's view, the main considerations in this appeal are:
 - whether the proposed development complies with national and local policy designed to protect the countryside and promote sustainable development; and
 - the effect of the proposed development on the character and appearance of the area.
6. Subject to the comments at paragraphs 7 – 34 below, the Minister agrees with the Inspector's conclusions for the reasons given by him and accepts his recommendation.

Whether the proposed development complies with national and local policy designed to protect the countryside and promote sustainable development

7. The Inspector states it is a long standing planning policy position the countryside should be safeguarded from uncontrolled and sporadic development, with development primarily directed to existing settlements. The Minister agrees with the Inspector on this matter.

8. The Inspector notes the appellant accepts the proposed residential development of the site would be in conflict with policies PS1 and H5 of the Wrexham UDP due to the fact the proposed development would not be within the settlement limit of Johnstown and would not comply with any of the exceptions detailed in policy H5 of the UDP.
9. The Inspector notes the site is identified in Appendix II of the UDP as an employment allocation. However he states, irrespective of the small employment element of the proposed development being located within an employment allocation in the UDP, and therefore being acceptable in principle, the proposed development when considered in its totality is overwhelmingly residential in nature. The development of the site with a primarily large scale housing development would be contrary to policy PS1 which expressly seeks to direct residential development within defined settlement limits. The Minister agrees with the Inspector on this matter.
10. The Wrexham UDP (1996-2011) was adopted in February 2005. Paragraphs 8.1 & 8.2 of Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2015), state for those Councils where a UDP is out of date and a Local Development Plan (LDP) is not yet adopted, they will not be able to demonstrate whether or not they have a 5 year housing land supply. This means Wrexham County Borough Council has a zero housing supply figure. Paragraph 6.2 of TAN 1 advises where land supply is below the 5 year requirement 'the need to increase supply should be given considerable weight when dealing with planning applications provided the development would otherwise comply with development plan and national planning policies.' Although the Inspector considers the settlement boundaries are out of date and therefore gives policy PS1 limited weight, he concludes the pressing need for new housing, of which a significant amount would be affordable, outweighs the countryside protection policies (policies PS1 and H5) in this case. The Minister agrees the need for housing, given the lack of housing land supply, outweighs the countryside protection policies.
11. Whilst the Inspector accepts the proposed development does not accord with the development plan in so far as it relates to development outside defined settlement boundaries, nonetheless, he considers the lack of 5 year housing land supply weighs heavily in favour of the proposed development. There is a pressing need for housing, however, given the early stage the LDP, there is little prospect of a plan led solution any time soon. The Minister agrees with paragraph 140 of his report which concludes the lack of a 5 year housing land supply weighs heavily in favour of the proposed development.

12. The Inspector is satisfied with the proposal to provide 20% affordable housing as part of the scheme. Whilst such a provision falls short of the expected 25% of dwellings on such sites, the Council accepts the abnormal costs of developing the site due to contamination remediation in this case justifies a lesser contribution and the Inspector has no reason to take a different view. The Inspector considers the provision of 20% is a significant amount of affordable housing and would make an important contribution to a local identified need. The Cabinet Secretary agrees with the Inspector this provision also weighs in favour of the proposal.
13. The Inspector states, whilst the parties dispute the extent of Previously Developed Land (PDL) and the 'location' of the development relative to the development boundary, there is agreement ecology, biodiversity and archaeology interests can be safeguarded by the imposition of appropriately worded planning conditions. The Inspector is of the view, when all areas accepted as PDL by the Council are put together, it is clear the overwhelming majority of the built development relating to the proposal would be located on PDL. The Cabinet Secretary has no reason to disagree with the Inspector.
14. The Cabinet Secretary acknowledges the Inspector's comments which state if the housing need for the authority cannot be met within settlement boundaries it follows PDL outside settlements should be preferred sequentially over greenfield land outside of settlements. He considers in this case the reuse of the site which is PDL is broadly in accordance with PPW subject to the proposal benefitting from good transport links. The Inspector considers the PDL status of a significant part of the site where the majority of built development would occur puts significant weight behind the proposed development. The Cabinet Secretary has no reason to disagree with the Inspector's conclusion on this matter.
15. The Inspector considers the development of part of the site for employment related activities would accord with the site's employment allocation. Notwithstanding this point, the Inspector considers the provision of a small element of employment development as part of a large residential development would not be at odds with the aims of sustainable development in accordance with PPW, nor undermine the relevant policies of the UDP. The Cabinet Secretary agrees with the Inspector on this matter.
16. The Inspector is of the view due to the fact the proposed retail unit would be developed in conjunction with a large housing development and therefore not in isolation, and in the context of the development as a whole it would be located within a built up area rather than countryside. He considers its provision offers the possibility of easy access to a retail facility, which, in the context of the acceptability of a large residential development, would not be at odds with the aims of sustainable development in accordance with PPW, nor undermine the relevant policies of the UDP. The Cabinet Secretary has no reason to disagree with the Inspector.

17. The Inspector states the site is approximately 800m from the nearest residential area, Heol Orsaf, which marks the existing limit to the settlement along Bangor Road or, if as suggested by the Council, an average of 200m further away if a more northerly point is taken within the site. Whilst the Council argues occupants of those dwellings in the most north easterly part of the site would have to travel some 1650 m to access local amenities such as the nearest school, the Inspector considers such walking distances are not unusual as evidenced by the appellant's submitted National Travel Survey 2012. He states the vast bulk of housing within the site would be within approximately 1 mile of the majority of local facilities and he does not consider such distances would unduly put off occupants of dwellings on the site from walking. The Cabinet Secretary agrees with the Inspector's conclusion on this matter.
18. The site is crossed by a number of public rights of way and the Inspector considers these routes would offer the possibility for an alternative pedestrian route to Bangor Road, with any usage only likely to increase in the brighter drier months. With regard to cycle trips, the Council did not contest at the Inquiry the proposed development would encourage alternative means of travel to the car in the form of cycle trips to Johnstown and, based on the submitted evidence, the Inspector had no reason to take a different view. The Cabinet Secretary agrees with the Inspector's conclusion on this issue.
19. There are several bus services running from various bus stops in Johnstown within walking distance of the site. It is noted the Unilateral Undertaking (UU) will provide funding for an additional bus stop within the site. The Inspector states it would be possible to travel to and from Wrexham by bus, on a number of alternative services and on foot with an overall journey time of around 30 minutes and he does not consider this to be unreasonable. The Cabinet Secretary has no reason to disagree with the Inspector on this matter.

The effect of the proposed development on the character and appearance of the area.

20. The Inspector states, whilst the site is physically separated by the railway line and Special Area of Conservation (SAC) from Johnstown, the railway underbridge crossing on the Bangor Road provides a functional link between the built up area and the Country Park and SAC adjacent to the site. Furthermore, the pedestrian underpass links the country park adjacent to the site with the existing built up area and via other footpaths to the appeal site.

21. The Council draws attention to the spatial separation of the site from Johnstown due, in part, to the intervening SAC. However, the Inspector is of the view such a situation is not an unusual feature with regard to the character of the wider area, as evidenced by the SAC, which separates Johnstown and Rhosllanerchrugog. The Inspector concludes whilst the proposal would introduce an additional built element into the landscape, it would not materially alter the overall character of the area given the mix of built form and land which will remain undeveloped. In addition, the Inspector is of the view the development will appear no more isolated or divorced from the existing built up area than already exists between the settlements of Johnstown and the adjacent Rhosllanerchrugog. Consequently he considers the proposed development would not have any significant effects on the character of the landscape. The Cabinet Secretary has no reason to disagree with the Inspector on this issue.
22. The Cabinet Secretary acknowledges the Inspector has addressed the visual impact of the proposed development from close range and long distance viewpoints. The Inspector states there is no dispute the proposal would be visible within the landscape, however, he considers the issue to be whether the visual impact of the development is likely to have a significant adverse effect. The Inspector states the development would be visible from elevated sites such as Ruabon Road in Johnstown and Ponciau. However, due to the intervening distances involved, and the fact the proposal would be seen against a foreground of built development, the Inspector considers its effect on visual amenity would be minor and not significant.
23. The Inspector accepts the proposed employment and retail area facing onto Bangor Road will be visible from Bangor Road, however this area accounts for only 0.29ha on a site totalling 17.34ha. The Inspector is of the opinion any views of the associated structures would be transitory with the structures being sited behind the existing landscaped screen to Bangor Road with this screen being augmented with further planting, and also would be viewed against a backdrop of further landscaping which forms part of the proposed public open space. In addition, he states the topography of the area, and intervening vegetation, means there are unlikely to be any effects on the users travelling along the A483.
24. With regard to the impact of the proposal on the nearest properties to the site, the Inspector considers the partial screening effects of existing and proposed landscaping, the setback distance of those properties from Hafod Road, the limited number in close proximity, and the relatively low level nature of the development, ensures those properties closest, and any others further afield would not be unacceptably affected.
25. The Cabinet Secretary agrees with the Inspector's conclusions regarding the impact of the proposed development on the character and visual amenity of the area.

Other Matters

26. The Inspector has considered the scheme in relation to its ecological impact, the structural stability of the existing buildings on the site, the availability of housing in the local area, highway safety, the impact on the nearby mineral buffer zone, as well as the impact of the proposal on public health, education and employment. He has concluded the scheme is acceptable in relation to these matters and the Minister has no reason to disagree with his conclusions in these respects.

Section 106 Unilateral Undertaking (UU)

27. A signed, dated and amended UU was submitted after the close of the Inquiry dated 5th May 2016.

28. The UU relates to the following:

- The staged payments of an educational contribution towards the costs of improving or extending Johnstown CP Primary School, with the contribution calculated in accordance with an appended matrix;
- A public transport contribution totalling £200,000 towards the costs of extending the number 6 bus service into the site for a period of 5 years; and,
- Details relating to a specification for the laying out of Open Space (informal open space and landscaping, including a children's play area) and a related management plan.

29. The Inspector is satisfied the UU meets the relevant tests. The Minister agrees the UU meets the appropriate tests set out in Community Infrastructure Levy Regulations 2010 and Circular 13/97.

Inspector's Overall Conclusions

30. Whilst the Inspector concludes the proposal would not accord with policies PS1 and H5 of the UDP which seek to contain development within settlement limits, he has afforded significant weight in favour of the proposal with regard to the Council's lack of 5 year housing supply. He has also afforded significant weight in favour of the proposal due to the reuse of PDL which forms the overwhelming majority of the built development on site. The Inspector has also given weight to the fact the proposal will provide affordable homes in the area.

31. The Inspector concludes, the proposed development when considered in its entirety would be contrary to the relevant policies of the UDP. However, he considers it would provide a suitable site for housing and other mixed uses, having regard to the principles of sustainable development as advocated in PPW, outdated planning policies which seek to control new development outside of settlement limits, lack of a 5 year supply of housing land, and the PDL nature of the site. He considers these material considerations outweigh the conflict with the UDP. The Cabinet Secretary agrees with the Inspector's overall conclusion for the reasons given by him.
32. The Inspector also concludes the proposed development would provide future occupants with adequate opportunities to travel by means other than the private car and therefore contribute to sustainable patterns of development. In this respect the proposal would not be contrary to policies PS4 and GDP1 of the UDP and the sustainability principles as espoused by PPW.
33. With regard to the visual impact of the proposed development, the Inspector concludes the development would not materially alter the overall character of the landscape given the mix of built form and undeveloped land. In addition there are existing functional linkages between the site and the nearby built up area. From a number of viewpoints the Inspector observed the visual impact of the proposed development would be of limited significance due to existing screening and topography. He does not consider the proposed development would result in any significant harm to the character of the landscape, or to the visual amenity of the area. Consequently he considers the proposal would not be contrary to Policies GDP1 a) and PS2 of the UDP, which seek to prevent unacceptable landscape and visual impacts.

Recommendation

34. The Inspector recommended the appeal be allowed subject to conditions.

FORMAL DECISION

35. The Cabinet Secretary has considered the conditions recommended by the Inspector and has assessed them against the tests contained in Welsh Government Circular 016/2014 – The Use of Planning Conditions for Development Management. The Cabinet Secretary has made changes to a number of the suggested conditions. These changes do not impact on the overall aims of the conditions recommended by the Inspector and the changes are for clarity only. In accordance with Circular 016/2014 a condition to require the submission of details of a sustainable drainage system (including foul and surface water) is considered to meet the tests set out in the Circular.

36. Subject to the comments at paragraphs 7– 34 above, the Minister agrees with the Inspector's conclusions and his reasoning behind them and accepts his recommendation. Accordingly, the Minister hereby allows this appeal and grants planning permission for "Redevelopment of land at Hafod Tileries for proposed mixed use development of up to 300 (use class C3) residential dwellings, 465sqm (use class B1, B2 & B8) business, industrial, storage and distribution units, 235sqm (use class A1) retail, ecological enhancement, landscape, open space, highway improvements and associated works" on Land at the Former site of Hafod Tileries, Hafod Road and Bangor Road, Johnstown, Wrexham subject to the conditions detailed in Annex A and the signed Section 106 Unilateral Undertaking, dated 5 May 2016.
37. In reaching this decision, the Minister has considered the duty to carry out sustainable development under section 2 of the Planning (Wales) Act 2015. The decision made is in accordance with the sustainable development principle set out in the FG Act 2015. In accordance with section 3(2) of the FG Act 2015 and the well-being objectives of the Welsh Ministers, the decision will "improve access to secure, safe, efficient and affordable homes" and provides the opportunity to develop and "support safe, cohesive and resilient communities".
38. A copy of this letter has been sent to Wrexham County Borough Council and to those persons and organisations who appeared at the Inquiry.

Yours sincerely



Teresa Davies
Head of Decisions Branch
Planning Division

Arwyddwyd o dan awdurdod Ysgrifennydd y Cabinet dros yr Amgylchedd a Materion Gwledig, un o Weinidogion Cymru.
Signed under authority of the Cabinet Secretary for Environment and Rural Affairs, one of the Welsh Ministers.

Enc: Inspector's report, leaflet 'H' and leaflet 'HC'.

Annex A

1. Details of the appearance, landscaping, layout and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any part of the development begins. The development shall be carried out in accordance with the details as approved for each phase of the development.
2. The first reserved matters application shall include a plan showing the site and location of all subsequent phases of development ('the Phasing Plan'). All subsequent reserved matters applications shall be submitted in accordance with the approved phasing plan.
3. Plans and particulars of the reserved matters referred to in conditions 1 and 2 shall be submitted in writing to the Local Planning Authority before the expiry of 5 years from the date of this permission.
4. The development hereby permitted shall be begun before the expiry of 7 years from the date of this permission or two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.
5. The submission of all reserved matters and the implementation of the development shall be carried out in accordance with the principles as shown in amended Masterplan Ref. 4355-P-05 Rev H (March 2015), and the design principles set out in the Design and Access Statement (June 2013) and the subsequent Addendum (June 2014).
6. The landscaping and layout reserved matters to be submitted for the approved development pursuant to the requirements of Condition 1 above shall include a scheme for all areas of open space to be provided within the development site including public amenity space and equipped children's play areas (Local Equipped Area for Play [LEAP]). The scheme shall be implemented in accordance with the approved details prior to the first occupation of any dwellings.
7. As part of the Reserved Matters, a landscape management plan, to include the timing of the implementation of the plan, long term design objectives, management responsibilities, maintenance schedules and procedures for the replacement of failed planting for all landscape areas, other than for privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority. The landscape management plan shall be carried out in accordance with the approved details.
8. This permission shall provide for a maximum of 300 dwellings.
9. No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the local planning authority. The surface water scheme shall include full details of a sustainable drainage system. The scheme shall be implemented in

accordance with the approved details prior to the beneficial use of the development and retained in perpetuity.

10. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.
11. No part of any buildings shall be constructed within 3 metres either side of the centreline of the public foul sewer, and within 5 metres either side of the centreline of the public combined sewer which crosses the site.
12. Prior to first use of the retail and commercial development, suitable grease traps shall be installed, which will prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc), in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter maintained in accordance with the approved details.
13. Prior to first use of the retail and commercial development, all mechanical plant and equipment shall be enclosed in sound insulating material, mounted and located to minimise the transmission of structure borne sound in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter maintained as such in accordance with the approved details.
14. Prior to commencement of development a scheme for the provision of affordable housing within the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of Welsh Government Technical Advice Note 2 or any future guidance which replaces it. The scheme shall include:
 - i. The numbers, type, tenure and location on the development of the affordable housing provision to be made which shall consist of not less than 20% of housing units;
 - ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii. The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved;
 - iv. The arrangements to ensure such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
15. No part of the development shall commence until an assessment of the nature and extent of contamination affecting the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be carried out by a suitably qualified competent person and shall include a

phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring.

16. No part of the development shall be occupied until a Verification Report which demonstrates that any remedial works approved as part of condition no. 15 above have been satisfactorily carried out, has been submitted to and approved in writing by the Local Planning Authority.
17. No development shall commence, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. The programme and phasing of works on site;
 - ii. Site offices and other temporary buildings;
 - iii. The parking of vehicles of site operatives and visitors;
 - iv. Loading and unloading of plant and materials;
 - v. Storage of plant and materials used in constructing the development;
 - vi. The erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
 - vii. Wheel washing facilities;
 - viii. Measures to control the emission of dust and dirt during construction;
 - ix. A scheme for recycling/disposing of waste resulting from demolition and construction works; and,
 - x. Construction vehicle routing and access.
18. A site specific BS5228 noise assessment shall be submitted to and approved in writing by the Local Planning Authority as part of each of the reserved matters applications in respect of the relevant phases of the development. The assessment shall include the noise output level from existing noise generating uses around the application site and consider the impact upon future nearby residential properties from the different phases of development, to include output levels from the combinations of plant used for each phase of the development. The assessment shall also include noise mitigation/attenuation measures where WHO guidelines are likely to be exceeded at noise sensitive properties in respect of both existing and proposed dwellings. The development shall be implemented in accordance with the approved details.
19. The rating level of any noise generated by reason of this development post completion shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial Areas.

20. Prior to commencement of development an ecological management plan and ecological method statement shall be submitted to and approved in writing by the Local Planning Authority. The management plan shall:

- Demonstrate how existing features of ecological interest will be protected;
- Detail the methodology of how protected species on the site will be managed and mitigated;
- Identify areas of compensation and demonstrate management in the long term; and
- Provide details of how the long term management of the site will be funded.

The recommendations as approved shall be fully implemented in accordance with timescales to be agreed in writing as part of the approved plan and method statement.

21. A minimum of 2 weeks before commencement of development, written notice of the name and contact details of an ecological Clerk of Works shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in all aspects under the supervision of the Clerk of Works as is approved.

22. An ecology compliance audit shall be carried out by a qualified ecologist, independently of the Clerk of Works appointed in connection with condition no. 21, in accordance with details to be submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports shall be submitted to and approved in writing by the Local Planning Authority after each phase of development, and a final report submitted and approved in writing prior to the first occupation of each phase of the development.

23. Prior to demolition of any building on site, an updated Bat Roost and Bird Breeding Assessment, carried out by a qualified ecologist shall be submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating / identifying any measures of protection / compensation / mitigation. The demolition shall be carried out in strict accordance with the recommendations as approved.

24. Prior to first occupation of the dwellings hereby approved a scheme for the provision of street lighting shall be implemented in accordance with details submitted to and approved in writing with the Local Planning Authority.

25. No part of the development shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall include appropriate measures to prevent the introduction of Invasive Non Native Species (INNS) during the construction phase, and measures to control INNS as may be currently present on site. The measures and proposals shall be fully implemented in strict accordance with the approved details.

26. A detailed scheme incorporating the design, provision, implementation and maintenance of flood risk protection together with an updated Flood Consequences Assessment shall be submitted to and approved in writing by the Local Planning Authority as part of a reserved matters application. Each phase of the development shall be carried out in strict accordance with the approved details.
27. No part of the development shall commence until archaeological surveys of all buildings on the site have been submitted to and approved in writing by the Local Planning Authority. The surveys shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
28. No dwelling to which this permission relates shall be sited within 18 metres of the centreline of a major hazard pipeline.
29. No part of the development shall be occupied until written confirmation has been obtained from the Hazardous Substances Authority confirming that the hazardous substances consent for the former Hafod Tileries has been formally revoked, and a copy of this confirmation has been submitted to and approved in writing by the Local Planning Authority.
30. No part of the development shall commence until the following highway details have been submitted and approved in writing by the Local Planning Authority:
- i. Detailed layout, design, drainage and construction of the proposed new roundabout and proposed priority working traffic management scheme on Bangor Road;
 - ii. A cycleway/footway along the full frontage of the site on Bangor Road and Hafod Road;
 - iii. Detailed layout and design of the internal estate for the relevant phases;
 - iv. Cycleway enhancements through Nant Parc estate with links to Johnstown;
 - v. Speed limit amendments on Bangor Road; and,
 - vi. Visibility improvements at the existing Eco Ready Mix access.

The scheme as approved shall be fully implemented prior to the beneficial use of the development.

31. Prior to the residential occupation of any phase of the development, a Travel Plan for that phase shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of an annual monitoring report, which shall be submitted to the Local Planning Authority for written approval following the anniversary of the first beneficial use of the residential development, and every year up to and including the fifth anniversary.