

SCHEDULE

Conditions

PART 3

Other conditions

Pollution control

Spill kits

19. Spill kits must be available in the developable area at all times and must have a combined minimum capacity sufficient to absorb 1500 litres of chemicals and oils.

Fuel, hazardous waste, animal waste and manure

20.—(1) Hazardous waste must be stored in a secure, impermeable and covered area.

(2) Liquid hazardous waste must be stored within a bunded area sufficient to contain 110% of the total volume of liquid.

21. Animal and plant waste, including dead animals and where appropriate seized goods, must be stored in fully sealable and impermeable containers when in the developable area and during removal from the developable area.

22.—(1) Manure must be kept in a leak-proof and vermin-proof store with an impermeable surface and sealed drainage to prevent runoff.

(2) The store described in sub-paragraph (1) must have sufficient ventilation to avoid the build-up of gases.

23. Fuel tanks must be located above ground.

Signage

24. Any text on a sign permitted or required by or under this Order must be in Welsh and English and the Welsh text must be positioned first.

Rocky outcrop

25.—(1) If the fencing enclosing the rocky outcrop required by paragraph 1(1) is retained or replaced after any use permitted by article 3(1)(a)(i) begins, the condition in sub-paragraph (2) applies.

(2) The fencing must be—

(a) galvanized wire stock-proof fencing with unpainted posts made from wood and less than 1.5 metres high, or

(b) finished in the colour palette identified in paragraph 9(2).

(3) No equipment, machinery, materials or other items are permitted on the rocky outcrop other than as necessary to erect or maintain the fencing.

Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.

Vehicular access

26. Vehicles accessing the land must do so via the site entrance unless in an emergency where the emergency access marked on the map by two blue arrows in the north eastern corner of the developable area and land may be used.

Travel plan

27.—(1) The travel plan must be reviewed and updated to include clear objectives and modal split targets (“the revised travel plan”).

(2) The revised travel plan must also include—

- (a) a timeline for programme implementation, and
- (b) details of how the objectives and targets will be monitored, reviewed and updated.

(3) The revised travel plan must be submitted to the local planning authority for a relevant approval within the period of 6 months beginning with the first use permitted by article 3(1)(a)(i), and the revised travel plan must be operated in accordance with this approval.

(4) The up-to-date travel plan must be made available for inspection at the developer’s main office and on its website.

(5) For the purposes of this paragraph, the “travel plan” means the North Wales Border Control Post Transport Statement—

- (a) produced by Mott Macdonald,
- (b) dated December 2022, and
- (c) with the document number BCP22-005-00-01.

(6) The local planning authority must be notified of any changes to the travel plan coordinator’s details within 1 month of the change occurring.

(7) For the purposes of sub-paragraph (6), the “travel plan coordinator’s details” means the information required by paragraph 13(2).

Landscaping

28. Both the existing landscaping which has been enhanced in accordance with paragraph 14(1) and the new landscaping provided in accordance with paragraph 15 must be maintained and managed in accordance with the landscaping maintenance plan, for the lifetime of any use permitted by article 3(1)(a)(i) of the development, to ensure its continued health.

Noise mitigation

Control of noise levels

29.—(1) Noise levels at each of the residential receptors must not exceed the decibel levels at the corresponding time of day outlined in Table 3.

Table 3

<i>Receptor</i>	<i>Daytime noise limit (dB LAeq, 1hr)</i>	<i>Night-time noise limit (dB LAeq, 1hr)</i>
Kingsland Road	54	39
Penrhyn Geiriol	43	42

<i>Receptor</i>	<i>Daytime noise limit (dB LAeq, 1hr)</i>	<i>Night-time noise limit (dB LAeq, 1hr)</i>
Tyddyn-Uchaf	41	41

- (2) In Table 3—
- (a) “daytime” means 7:00 to 22:59, and
 - (b) “night-time” means 23:00 to 6:59.

Idling

30. A vehicle must not have its engine idling where it is stationary for more than 5 minutes.

Relevant approval for new activity

31.—(1) Where a new activity is proposed on the land the developer must submit a noise study to the local planning authority and obtain a relevant approval before the new activity may commence.

(2) The noise study must outline if the new activity will negatively change the acoustic character of the noise output from the land.

(3) In this paragraph, a “new activity” means—

- (a) the erection of a new building,
- (b) the addition of new hard surfacing,
- (c) the addition of new plant or machinery, or
- (d) where an existing building or hard surfacing is to be used for a different purpose,

where these occurred after the relevant approval required by paragraph 17(2) was obtained.

(4) In sub-paragraph (2), a change in acoustic character includes increases in—

- (a) low frequency noise;
- (b) tonal noise;
- (c) noise intermittency.

Waste management and drainage

32.—(1) Before any new building, repurposed building, or area of hard surfacing is first occupied or first used for any purpose permitted by article 3(1)(a)(i) it must be connected to the appropriate drainage system.

(2) In sub-paragraph (1), the “appropriate drainage system” means the system in paragraph 18 that applies to the new element.