

SCHEDULE

Conditions

PART 2

Conditions before first use for border control purposes

Traffic management

12.—(1) The developer must submit a signage strategy to the local planning authority for a relevant approval and this approval must be obtained before any use permitted by article 3(1)(a) (i) begins.

(2) The signage strategy must outline how the signage will—

- (a) direct vehicles to approach and leave the land using the Parc Cybi spine road from the junction which links to the A55 trunk road, and
- (b) deter vehicles from using the road Lôn Trefignath from its junction with the land to its junction with Lon Towyn Capel.

(3) All signage approved in the relevant approval must be erected.

Travel plan coordinator

13.—(1) The developer must appoint a travel plan coordinator to oversee the travel plan referred to in paragraph 27.

(2) The developer must notify the local planning authority in writing, within one month beginning with the day the appointment is made, of the name, address, telephone number and email address of the travel plan coordinator.

Landscaping

14.—(1) The existing landscaping must be enhanced.

(2) For the purposes of sub-paragraph (1), “enhanced” means addressing erosion and sparse and intermittent areas in the existing landscaping through measures including—

- (a) scarifying;
- (b) fertilisation of the soil;
- (c) pruning and shaping;
- (d) cutting out dead wood;
- (e) ripping and digging to remove compaction.

15.—(1) New landscaping consisting of native mixed tree and shrub species must be planted between the existing landscaping and the boundary of the developable area.

(2) The location of the new landscaping should align as closely as is practicable with the new landscaping area shown on the map.

(3) The existing landscaping and the new landscaping area when measured from the boundary of the land must be a minimum of 10 metres deep.

(4) Where the new landscaping area splits into two branches as shown on the map, one being parallel to the edge of the developable area and the other parallel to the existing landscaping at the

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edge of the boundary of the land, the 10 metre depth is to be measured as the combined depth of the two new landscaping area branches and the existing landscaping.

(5) For the purposes of sub-paragraph (1), “native mixed tree and shrub species” means any plants in the list contained in Part 4.

16.—(1) The developer must submit a “landscaping maintenance plan” to the local planning authority for a relevant approval and this approval must be obtained before any use permitted by article 3(1)(a)(i) begins.

(2) The landscaping maintenance plan must include—

- (a) a programme for monitoring plant failures;
- (b) a requirement that—
 - (i) any plant failures must be replaced on an annual basis and the replacements should be based on evidence of species that are successfully establishing;
 - (ii) the landscaping must be kept as free from weeds as is practicable;
 - (iii) livestock fencing will be erected to protect new planting.

Noise mitigation measures

17.—(1) Noise mitigation measures must be installed and be fully functioning.

(2) The developer must obtain a relevant approval confirming the noise mitigation measures are sufficient to ensure noise levels at each of the residential receptors will not exceed the levels at the corresponding times of day outlined in Table 3 in paragraph 29.

(3) In this paragraph, “noise mitigation measures” include noise attenuation fencing and developable area management controls.

Waste management and drainage

18.—(1) Waste disposal and drainage from the development either from buildings or hard surfacing must be via the appropriate drainage system.

(2) The appropriate drainage system is SuDS for runoff from the elements outlined in Table 2 at column (1), with column (2) providing the method of drainage.

Table 2

<i>(1) Element</i>	<i>(2) Method of drainage</i>
Access roads	Collection by filter strips and swales or filter drains to flow to the detention basin and then the watercourse.
Deliveries apron and HGV parking	Collection via linear drainage with oil separator to flow to detention basin and then the watercourse.
Car parks	Infiltration to ground through permeable paving and excess to flow to detention basin and then the watercourse.
Footpaths	Infiltration to ground through permeable paving and excess to flow to detention basin and then the watercourse.
Vehicle quarantine area	Collection via linear drainage with oil separator to flow to detention basin and then the watercourse.
Roof water	Collection via downpipes to flow to detention basin and then the watercourse.

<i>(1) Element</i>	<i>(2) Method of drainage</i>
Emergency access road	Direct drainage to the ground.
Substation layby	Direct drainage to the ground.
Landscaped areas	Direct drainage to the ground.

- (3) The appropriate drainage system is the foul water sewer for—
- (a) domestic foul water from—
 - (i) offices and welfare areas of inspection buildings,
 - (ii) driver welfare buildings, and
 - (iii) staff welfare buildings;
 - (b) trade effluent from—
 - (i) inspection areas for plants, produce and small animals, and
 - (ii) external bin stores.
- (4) The appropriate drainage system is the foul water sewer or to holding tanks for removal by tanker for trade effluent from—
- (a) inspection areas for large animals including horses, and
 - (b) external animal waste stores.
- (5) In this condition, “SuDS” means a sustainable drainage system for managing rainwater, including snow and other precipitation, with the aim of—
- (a) reducing damage from flooding,
 - (b) improving water quality,
 - (c) protecting and improving the environment,
 - (d) protecting health and safety, and
 - (e) ensuring the stability and durability of drainage systems.