

BCP21-006-04-00 SDO Limitations Spreadsheet

Ref.	Limitation/ Condition Type	Proposed Limit / Constraint	Reasoning / Assessment
<b>Construction</b>			
C.1	Construction Hours	Construction works will be limited to the hours of 0700 - 1900, Monday - Friday, and 0700 - 1300 on Saturday. Any works outside of this are subject to approval of a Section 61.	Unmitigated, 24/7 construction works has the potential to cause a significant adverse impact upon nearby residential receptors, particularly as existing baseline noise levels are low, and any night time construction activities are likely to cause a nuisance to receptors. Subject to Section 61 agreement with the local authority however they have already indicated that they would be looking to go down this route.
C.2	Construction noise and vibration limits	Construction noise and vibration limits to be set in accordance with B55228. Any noise that could exceed these limits will be in accordance with approval through a Section 61 application.	Exceedances of construction noise and vibration limits have the potential to cause a significant adverse effect on closest receptors. Best practice should be employed (for example noisiest activities undertaken during the day only and night time temporary lighting must be low level, directional and hooded) before a Section 61 application is sought.
C.3	Lighting nuisance	Construction lighting is to be used only when necessary, and be directional, hooded and as low-level as is practicable.	Lighting impacts are likely to occur during the construction phase given the complaints received for the current sites use. A restriction for lighting has been separated out here as a new limitation, due to the likelihood that without mitigation for construction lighting, complaints will be likely.
<b>Built Development</b>			
B.1	Maximum building height	The height of buildings will be restricted in areas identified on Consenting Envelope drawing [Document Number: BCP21-006-05-00]	In order to ensure visual impacts to amenity, landscape and heritage are reduced to acceptable limits, zoned areas specifying the maximum building height/AOD will be in place as follows: - Zone A (top north east corner) building heights would be up to 23 AOD - Zone B (immediately alongside Zone A) building heights would be up to 28 AOD - Zone C (west and south of site) building heights would be up to 33 AOD  The scheme is located opposite Trefignath Burial Chamber therefore any infrastructure in Zone A has been reduced to as few as practicable to reduce impacts to the assets as a result of change within its setting. The use of permeable reinforced grass and fencing/planting will also be introduced in this zone as design/mitigation measures to reduce impacts. Lighting columns are less of an impact visually due to their narrow width so are not subject to the above zones.  As the design progresses, actual building heights will be reduced wherever possible. Anything above the zoned heights would have a greater visual intrusion in the setting of burial chamber and on surrounding landscape receptors, which would potentially trigger a significant effect.
B.2	Avoidance of rocky outcrop	No works are to occur within the boundary of the rocky outcrop as identified in Consenting Envelope drawing [Document Number: BCP21-006-05-00]	The rocky outcrop contains rare botanical species, is a type of habitat of Principal Importance as listed under Section 7 of the Environment (Wales) Act 2016 (Inland Rock Outcrop and Scree Habitats) and is considered of high ecological value at a national level. It also provides essential screening of the site to the east, thus ensuring that both the landscape and AONB impacts are also reduced. Heritage impacts are reduced as the protection of this area aids in reducing change in the setting of Trefignath Burial Chamber.
B.3	Developable area	Buildings and hardstanding is to be restricted to the area identified in Consenting Envelope drawing [Document Number: BCP21-006-05-00]	Any development outside of the developable area would increase the risk of significant effects on biodiversity, residential amenity, views, the impact on the AONB and the setting of nearby heritage assets including Trefignath Burial Chamber. The retention of remaining vegetation (particularly the bund of trees along the south and west boundaries and the rocky outcrop) is essential to retain existing screening features and important habitat. The introduction of additional hard standing outside of the restricted area results in continued loss of green spaces, and availability for landscape planting to soften the impact of the scheme. This is particularly relevant in the north western corner where restrictions on development are critical to minimise change in the setting of Trefignath Burial Chamber so that impact does not become significant. The limit on the developable area does not include landscaping. Hardstanding is to be defined as road, buildings, and any associated plant. Permeable reinforced grass is assumed to not be hardstanding. No additional hardstanding shall be introduced outside of the developable area. This is necessary to ensure heritage, ecology and landscape assessments can conclude that there would be no significant effects. Additional hardstanding would increase the need for drainage and erode the remaining areas outside of the developable area that are required for landscaping, enhancements and to ensure visual impacts are reduced to acceptable levels.
B.4	Fencing/Boundary Treatments	Security fencing shall be finished in a suitable colour identified on the palette within the Environmental Colour Assessment [Document Number: BCP21-002-04-03]	This is necessary to minimise any impact on landscape and heritage receptors. For heritage, this is required so that fencing opposite Trefignath Burial Chamber does not negate other mitigation in place to reduce change within its setting. This is necessary to reduce impacts and ensure there is not a significant effect. For landscape it will be necessary for the Environmental Colour Assessment to define a less intrusive colour to reduce visual impacts, particularly for views to the West-South-West area.
B.5	Built form finishes	Building colour shall only be of a colour identified on the palette within the Environmental Colour Assessment [Document Number: BCP21-002-04-03]	An Environmental Colour Assessment has been completed, it comprises a study of the colours within the landscape and provided an understanding of the component colours that influence the landscape character and visual amenity of area from key representative viewpoints. The results of the ECA will be used inform any mitigation measures to help reduce any adverse visual effects of the proposed development on the AONB and landscape character of the area. This assessment will also support reducing visual intrusion on the setting of nearby heritage assets. The colour palette of the buildings will be selected to blend in with the area as much as possible.
B.6	Formulation of access/egress	The main point of vehicular access to the site must be the existing access point of Parc Cybi spine road. Any additional access points must be for emergency use only and not comprise of hardstanding material.	This restriction is needed as the parameters plan does not sufficiently make it clear that only the existing access points would be used. If a new access point was made in the developable area in the north west corner, this could trigger significant effects due to impacts to heritage assets as a result of change within the Burial Chambers setting.
B.7	Lighting	Lighting columns to be no more than 15m. Lighting to be directional and hooded and to be as lower height as is practicable. Lighting lux and spill to be designed to E2 zone requirements - (Guidance Note on Obtrusive Light GN01/20 - International Commission on Illumination, 2020). To maintain a dark corridor around the perimeter of the site, lux levels are to be a maximum of 0.74 lux outside of the Developable Area + 1m. Colour temperature of the lighting must not exceed 2700 kelvin and there would be no use of blue spectrum lighting to prevent adverse effects upon the rocky outcrop vegetation.	The immediate area is already subject to light intrusion, including along the Parc Cybi Spine Road, The Road King and Premier Inn. The design will ensure there is no substantial light spill on the surrounding plots of land and retained peripheral habitats, thus ensuring no significant impacts to ecology, visual amenity, and heritage assets. A worst case of 15m for lights would not result in significant effects as the lighting columns are slim line and would not dominate the viewpoints or setting of heritage assets.  There is a need to maintain dark corridors around the perimeter of site and the use of hooded, directional lighting design for commuting mammals - particularly bats, otter and badger. The limit on light spill is essential to ensure these dark corridors are maintained.
B.8	Landscaping	A minimum of 10m landscape buffer of native mixed tree species shall be planted between the existing bund of trees and the developable area to screen the development from West-South-West views of the site from sensitive visual receptors living in nearby residential properties. Towards the eastern part of the site the landscape buffer shall comprise of two linear elements, one south of the main access road and another section parallel to the existing bund with trees. In total both elements combined, at any single point, will provide a minimum 10m landscape buffer. The existing landscape bund shall be retained and enhanced affording a degree of screening during the construction period and early operational period and until the landscape buffer becomes established as identified on Consenting Envelope drawing BCP21-006-05-00.	The scheme design has been optimised to ensure the minimum footprint needed for a deliverable scheme whilst also maintaining existing vegetation and landscape features. However due to the size of the buildings and the close proximity of the scheme to nearby residential receptors (~100m at closest point), the retention and enhancement of the existing vegetated bund is essential to reduce significant adverse effects to visual receptors. Along the southern and western boundary between the existing bund of trees and the developable area, an additional minimum of 10m buffer planting is required for landscape mitigation to mitigate adverse visual effects from the following visual receptors: • Properties on the end of Penrhyn Geiriol cul-de-sac (in particular Bryn Mawr and adjacent property to the north); • Properties along north-eastern side of Hunters Chase (residential area further south from Penrhyn Geiriol); • Pedestrians walking north along Lon Trefignath • Property of Tyddyn Uchaf • Properties at Trearddur Mews  The landscape buffer would be immediately alongside the existing bund of mixed, native and deciduous/evergreen species, to provide dense year round visual screening.  Landscaping will also reduce impact on heritage assets as a result of change within their settings, by softening the appearance of the facility. This will contribute to reducing the effect on Trefignath Burial Chamber to not significant. In addition, it will provide biodiversity benefits of woodland edge habitat.

B.9	Biodiversity	Any necessary surveys, licences and appropriate method statements to be in place, where required.	<p>The majority of the developable area is within an area of disturbed ground stripped of ecology. However retained boundary vegetation, the rocky outcrop and waterbodies located within the site boundary have the potential to support GCN, reptiles, amphibians and otter. GCN surveys were completed between May and June 2021, the results of which is the likely absence of GCN.</p> <p>Engagement with NRW and LPA has determined that the Stage C SDO ecology assessment must contain appropriate assessment of the impact of the scheme on the above species. It was agreed that in principle, suitable method statements in place throughout construction (to protect the outcrop for example) would be sufficient to not result in significant effects.</p>
<b>Operation</b>			
O.1	Permitted uses of site	Use of land for the stationing, transit and processing of incoming goods vehicles including animal and plant checks, provision of associated office and welfare facilities (including staff parking) for staff and hauliers, construction of infrastructure necessary to support and secure the functions of the site within the limits set within this Order, on behalf of Welsh Government as a Border Control Post.	To ensure the site is used as a BCP facility, undertaking checks on incoming vehicles only. No assessments have been undertaken on the impacts of the site being used for any other activities and therefore there is no certainty that other uses would not give rise to significant environmental effects.
O.2	Noise design targets	Noise from plant on site must be designed to meet BS4142 criteria.	Site operation noise will predominantly feature noise from fixed plant which may be heard during night-time. Closest receptors may be subject to potentially significant noise levels if design targets are exceeded. Impacts from plant noise may be mitigated by positioning them as far away as possible from receptors, screening/housing plant items or through setting operational limits on when plant can operate.
O.3	Refrigerated Units	No more than 22 Transport Refrigerator Units (TRUs) to be run from the mains-power bays at any one time during the daytime and night-time periods, and these bays must be located along the north-north eastern boundary of the site.	Current results of the Noise Impact Assessment confirms that as long as there are no more than 22 plug in bays and the bays are located the other side of the buildings (north / north-east), there would not be a significant effect. This is because the buildings screen the noise. Should there be a need for more bays, this would need to be re-assessed.
O.4	Noise mitigation	Noise mitigation to be provided as per the recommendations of the noise assessment [Noise Impact Assessment BCP21-002-06-00 on Consenting Envelope drawing [Document Number: BCP21-006-05-00].	Noise mitigation is required to minimise potential for significant effects to occur at nearby receptors. Closest sensitive receptors are 100m away from the site boundary and have direct line of sight to site operations as they look down onto site. Screening at the noise source and prevention of idling vehicles are examples of mitigation which may be needed. The Noise Impact Assessment has modelled a noise barrier (of provisional height 5m and length 240m) to be positioned alongside the access road. This is required fully screen the swim lanes from the receptors to the south-west and south-east (R2 and R3). The height and positioning would be subject to change once the detailed design of the scheme has been completed, to ensure the required amount of noise attenuation is provided. Should the assumptions used in the noise model for the Stage C SDO change, remodelling may be required to ensure that the required mitigation is in place to ensure no significant adverse effects occurs.
O.5	Waste management	<ol style="list-style-type: none"> <li>1. Impermeable surfacing to sealed drainage systems or permitted release to foul drainage system. Interceptors for areas with clean, uncontaminated surface water run-off.</li> <li>2. Spill response kits</li> <li>3. Appropriate storage of municipal type waste</li> <li>4. Appropriate storage of hazardous wastes</li> <li>5. Appropriate storage of animal wastes</li> </ol>	<p>Waste will be safely stored on site, removed during the day, specific drainage measures, areas kept away from public access.</p> <ol style="list-style-type: none"> <li>1. Appropriate pollution prevention measures required to be in place to ensure the site does not impact on the environment e.g. land or water as a result of the operations on the site. This may include interceptors for areas where there is clean, uncontaminated surface water run-off e.g. parking areas.</li> <li>2. Spill response kits appropriately sited to enable swift clean up of potentially hazardous spills e.g. oil spills etc.</li> <li>3. Appropriate storage of waste to ensure compliance with duty of care requirements and prevent nuisance such as litter, pests and odours.</li> <li>4. Appropriate storage of hazardous waste in bunded areas sufficient to contain 110% of the total volume of liquid wastes and in a secure and covered area.</li> <li>5. Appropriate storage of animal wastes on area with impermeable surface and sealed drainage (to prevent pollution from run-off) away from residents. Removal will be required on a regular basis to reduce nuisance from odours and pests and a thorough clean-down too.</li> </ol>
O.6	Traffic management	HGVs shall use the Parc Cybi Spine Rd to enter and exit the site	This is required to manage the impact of HGV movements on local roads and amenity. A signage and traffic management strategy will be developed.
O.7	Long-term maintenance of planting	All landscape planting and the existing landscape bund shall be regularly maintained to ensure successful establishment of the tree stock and be subject to a long term (for the lifetime of the BCP) establishment maintenance and ongoing programme of woodland management operations. Any plant failures will be replaced on an annual basis and the plantation kept weed free and secured and protected by a livestock fence fitted with rabbit proof fencing.	Some areas of the existing retained boundary vegetation has not succeeded in providing effective screening mitigation. The planting has failed, due to poor ground conditions, exposure and lack of appropriate maintenance to ensure success. In order for the landscape assessment to result in no significant effects to key visual receptors, effective maintenance must be in place to support the conclusions of the landscape assessment. Should the planting not be maintained it would not provide the essential long term screening that is essential to securing the conclusions of the landscape assessment.
O.8	Operation of site - no idling	A no idling of HGVs policy to be implemented where vehicles are parked or likely to be stationary for more than 5 minutes.	Vehicle idling should be prevented where possible to minimise noise impacts for receptors. This assumption will be necessary as part of the noise modelling and assessment. Particularly as the swim lanes are situated ~150m from nearby properties. Idling vehicles, particularly in the night time has the potential to adversely impact nearby residents. This is a relatively simple operational measure that has been implemented on other EUX sites. The majority of the areas where moving HGVs would be have been have been moved to the other side of the buildings, thus providing screening from noise for nearby residents. The location / layout of the site for the swim lanes along the southern boundary has been challenged, however was unable to be moved to enable a working flow through the site.
O.9	Emergency Access	Permeable reinforced grass must be used for the emergency access road.	The area in the north west corner of the site is particularly sensitive to the introduction of hardstanding due to the proximity to the Burial Chamber and a direct line of sight between the chamber and this area, which is not screened by the planting around the chamber. There is the potential for impacts to the asset from change in its setting relating to that top corner of the site. Therefore the current design has been adapted to reduce infrastructure in this area, where it is visible from the Burial Chamber. The quarantine area would be screened using a fence and buffered with landscape planting, permeable reinforced grass would be used for the emergency access route, and all buildings would be a maximum of 5m. The use of permeable reinforced grass on the emergency road is essential to support the conclusions of the heritage assessment to be Not Significant.