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COUNTY COUNCIL

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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 5 TACHWEDD, 2025 am 1.00 o'r gloch yp	WEDNESDAY, 5 NOVEMBER, 2025 at 1.00 pm
CYFARFOD HYBRID - SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING - COUNCIL CHAMBER, COUNCIL OFFICES LLANGFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:-

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (*Is-gadeirydd/Vice-Chair*)
Kenneth P Hughes
Trefor LI Hughes MBE
John Ifan Jones
Robert LI Jones
Jackie Lewis
Euryn Morris
Dafydd Roberts
Ken Taylor (*Cadeirydd/Chair*)
Robin Williams

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A G E N D A

Any additional information to hand following publication of reports will be verbally reported upon to the meeting.

Before a decision notice is released conditions of approval or reasons for refusal given in written reports may be subject to minor amendments to account for typographical errors.

MEMBERS OF THE COMMITTEE

Geraint Bebb
Jeff Evans
Neville Evans
Glyn Haynes (***Is-gadeirydd/Vice-Chair***)
Kenneth P Hughes
Trefor LI Hughes MBE
John Ifan Jones
Robert LI Jones
Jackie Lewis
Euryn Morris
Dafydd Roberts
Ken Taylor (***Cadeirydd/Chair***)
Robin Williams

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1 APOLOGIES

2 DECLARATION OF INTEREST

To receive any declaration of interest by any Member or Officer in respect of any item of business.

3 MINUTES (Pages 1 - 16)

To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 1 October, 2025.

4 SITE VISITS

None to be considered by this meeting.

5 PUBLIC SPEAKING

6 APPLICATIONS THAT WILL BE DEFERRED

None to be considered by this meeting.

7 APPLICATIONS ARISING

None to be considered by this meeting.

8 ECONOMIC APPLICATIONS

None to be considered by this meeting.

9 AFFORDABLE HOUSING APPLICATIONS

None to be considered by this meeting.

10 DEPARTURE APPLICATIONS

None to be considered by this meeting.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None to be considered by this meeting.

12 REMAINDER OF APPLICATIONS (Pages 17 - 40)

12.1 – FPL/2025/108 – Canolfan Penrallt, Plas Arthur, Llangefni
[FPL/2025/108](#)

12.2 – LBC/2025/24 – Plas Alltran, 3 Turkey Shore Road, Holyhead
[LBC/2025/24](#)

12.3 – CAC/2025/3 – 97 Market Street, Holyhead
[CAC/2025/3](#)

12.4 – ADV/2025/7 – 91-97 Market Street, Holyhead
[ADV/2025/7](#)

13 OTHER MATTERS (Pages 41 - 42)

13.1 - DEM/2025/2 – Ger y Graig, Llangefni
[DEM/2025/2](#)

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Planning and Orders Committee

Minutes of the hybrid meeting held on 1 October 2025

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Jeff M Evans, Neville Evans,
Kenneth Hughes, T LI Hughes MBE, John Ifan Jones, R LI Jones,
Jackie Lewis, Dafydd Roberts and Robin Williams
- Councillor Nicola Roberts – Portfolio Member for Planning, Public
Protection & Climate Change
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Legal Advisor (BS),
Group Engineer (Development Control) & Traffic Management
(AR),
Senior Planning Officer (JR),
Planning Assistant (CG),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT)
- APOLOGIES:** Councillor Alwen P Watkin
- ALSO PRESENT:** Local Members : Councillors Pip O'Neill (for application 7.2 and
item 13.1); Arfon Wyn (for application 7.1); Douglas M Fowlie (for
item 13.1); Derek Owen (for item 13.1)

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Glyn Haynes declared a personal and prejudicial interest in respect of application 7,2 and left the meeting during discussion and voting thereon.

Councillor Trefor LI Hughes MBE declared a personal and prejudicial interest in respect of application 7.2 and left the meeting during discussion and voting thereon.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 3 September, 2025 were confirmed as correct.

4 SITE VISITS

The minutes of the Site Visit held on 17 September, 2025 were confirmed as correct.

5 PUBLIC SPEAKING

There were Public Speakers in respect of application 7.2.

6 APPLICATIONS THAT WILL BE DEFERRED

None were considered by this meeting of the Planning and Orders Committee.

7 APPLICATIONS ARISING

7.1 OP/2025/3 – Outline application for the erection of a dwelling with all matters reserved on land adjacent to Tyn Llain, Malltraeth

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 2 July, 2025 the Committee recommended a site visit, and this subsequently took place on the 30 July, 2025. At the Planning and Orders Committee held on 3 September, 2025 it was resolved to approve the application, contrary to the Officer's recommendation as it was considered that the site is an area with no flooding history and is an infill site between existing residential properties. The site is in a flood zone at risk from sea flooding, but Malltraeth has flood prevention measures that are maintained by NRW.

The Planning Development Manager reported that the application site lies predominantly within Flood Zone C2 on the Development Advice Map, for the purposes of TAN 15 (2004). The whole application site also falls within Flood Zone C3 Seas, on the more up to date Flood Maps for Planning referenced in the recent TAN 15 (2025). Welsh Government published a new TAN 15 during the process of this application. The document confirms that it should be read in conjunction with Planning Policy Wales (PPW) and the Welsh National Marine Plan and that it replaces TAN 14 and the previous TAN 15. However, the Ministerial Written Statement dated 31 March, 2025, which accompanied the publication of the new TAN, shall continue to be assessed against the previous version. Flood Zone C2 is defined as areas of the floodplain without significant flood defence infrastructure and TAN 15 (2004) makes it clear that 'highly vulnerable development' which includes all residential premises, should not be permitted in such zones. This principle is particularly important considering climate change, which Planning Policy Wales (Edition 12) notes is likely to increase the risk of flooding due to sea level rises. Planning Policy Wales also advises that planning authorities should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers. These principles are reflected in policy PS6 of the Local Development Plan which, among others, seeks to ensure that development is

located away from flood risk areas, in order to adapt to the effects of climate change. Highly vulnerable development is classed as being all residential premises, public buildings, especially vulnerable industrial development and waste disposal sites. Paragraph 7.4 of TAN 15 states that before deciding whether a development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences of the development on those floods, must be undertaken, which is appropriate to the size and scale of the proposed development. Natural Resources Wales object to the application as the Flood Consequences Assessment fails to demonstrate that the risks and consequences of flooding can be managed to an acceptable level in line with TAN 15. It fails to demonstrate that the entire development site has been designed to be flood free in the 0.5% (1 in 200 years) tidal event plus climate change. The flood assessment is also considered outdated having been written 19 years ago with only recent addendum. Natural Resources Wales also have significant concerns regarding the vehicular access and egress to the site which would be significantly compromised in flood conditions and the lack of information regarding the pedestrian access/egress route to the north of the development site. Any Flood Consequences Assessment should consider appropriate breach assessments, specifically considering projected velocities given the proximity to the development site to the embankments at Malltraeth Marsh. Natural Resources Wales are aware that the Afon Cefni has breached on numerous occasions and state that it should be considered as part of any amended documents. The applicant was given the opportunity to revise the Flood Consequences Assessment in light of Natural Resources Wales' comments, however, no further information was received such that Natural Resources Wales object to the development on flooding grounds.

Whilst the Flood Consequences Assessment concludes that the flood risk to the proposed development can be managed to meet all the recommendations of Natural Resources Wales and TAN 15. TAN 15 (2004) is clear that residential uses which are highly vulnerable development in Zone C2 should not be permitted. Paragraph 11.7 of TAN 15 (2004) states that where the planning authority is minded going against the advice of the Environment Agency, it should inform the Agency prior to granting consent, allowing sufficient time for further representations to be made, to ensure consequences can be managed acceptably. If Members approve the application, despite the Officers recommendation, the Local Planning Authority must refer the decision to Natural Resources Wales before releasing any decision, however, there is no need to present the application to Welsh Ministers, as would have needed to be done if it was presented after 1 April 2025. The recommendation continues to be that the application should be refused for the reasons given.

Councillor Arfon Wyn, a Local Member said that when the application was presented in March 2025, Natural Resources Wales used the Development Advice Maps to categorise the risk of flooding in the proposed development site. The site was classed within the C2 flood zone. He noted that there are flood defences in Malltraeth and Natural Resources Wales continually maintain the flood gates. The area was classed at C1 flood zone in 2006 which is defined as an area protected from flooding. He questioned as to what has changed and if there was flooding in the area in hundreds of years the occupants could deal with the situation. He considered that David's Street could be used as an escape route. Councillor Arfon

Wyn further said that the application needs to be considered at the present time. He considered that the defences are more than sufficient to prevent any flooding. The Planning Development Manager responded that the application site needs to be assessed at the present time, and the site is within a C2 flood zone.

Councillor John Ifan Jones said that Malltraeth Marsh has existed since over 200 years, and the flood zone maps refer that there is risk from flooding from the sea. He noted that there has been no flooding from the sea and the existence of Malltraeth Marsh is to protect any flooding with flood gates. The location of the proposed dwelling is 300 yards up on the drive between two other properties. Councillor John Ifan Jones proposed that the application be approved contrary to the Officer's recommendation.

Councillor Robin Williams said that there was a similar application in the Valley area, with a conversion of a Capel into a dwelling that was surrounded by other dwellings. He considered that this application is also surrounded by other dwellings, and he questioned as to why Natural Resources Wales were insisting that the proposal should be refused as it was in a flood zone C2. Councillor Williams seconded the proposal of approval of the application.

Councillor Roberts LI Jones said that he considered that the application needs to be refused as there is potential that the defences will fail. The level of seas is becoming high each year due to climate change. Councillor Robert LI Jones proposed that the application be refused in accordance with the Officer's recommendation.

Councillor Jeff Evans seconded the proposal of refusal and noted that any approval of the application will be forwarded to Welsh Government, and it is likely that the application will be refused.

The Planning Development Manager said that when the updated TAN 15 was published on 31 March 2025 the application site is within C3 which needs to be assessed by Welsh Government Ministers, however, the application was presented before the updated TAN 15 was published, therefore, there is no duty on the Local Planning Authority to refer the application to Welsh Government. He further said that it must be considered that whilst no flooding has occurred in the area this could change in the future and Natural Resources Wales' opinion needs to be complied with. He noted that the applicant was given the opportunity to present a Flood Consequence Assessment which they declined which could have addressed the flooding requirements.

Councillor Kenneth P Hughes said that he supported the application due to consistency as their numerous houses been built in the village of Valley which has similar flood zone criteria.

Councillor John Ifan Jones said that Natural Resources Wales continuously monitor and carry out maintenance on a regular basis at Malltraeth Marsh to protect the area from the sea. Residents living near the river have not experience any flooding in decades and have no problems in attaining house insurance.

Councillor Robert LI Jones requested a recorded vote on the proposal. Councillor Jeff Evans seconded the proposal.

Following the vote of 2 in favour of a recorded vote and 9 against, there was not recorded vote taken.

It was RESOLVED to reaffirm the decision to approve the application contrary to the Officer's recommendation.

7.2 OP/2025/1 – Outline application for the erection of 9 affordable dwellings which includes full details of access, appearance, layout and scale on land near Llanfawr Road, Holyhead

Councillor Glyn Haynes declared a personal and prejudicial interest in the application as he is a Member of the Holyhead Town Council who is the applicant. Councillor Haynes left the meeting during discussion and voting thereon.

Councillor Trefor LI Hughes MBE declared a personal and prejudicial interest in the application as he is a Member of the Holyhead Town Council who is the applicant. Councillor Haynes left the meeting during discussion and voting thereon.

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting of the Planning and Orders Committee held on 3 September, 2025 the Committee recommended a site visit, and this subsequently took place on the 17 September, 2025.

Public Speakers

Ms Charolette Morrison, **opposing the application**, said that she was representing 32 local resident who will be negatively affected by the application to build on the Cae Braenar park. She said that she has spoken to 33 residents in Morawelon, Cae Braenar, Llanfawr Road and 32 people were against the plans to build homes on field. Concerns were expressed as to where will they park their cars? Is it going to be safe? This play park is a necessity for the local people. Will this mean drains will overflow even more? Where will the children to play? It is a large area, and most would not believe that the whole space is being used, but as a resident in the area, she is aware that this whole green space is being used daily. This area is one of the only green spaces left in the already built-up area of Morawelon. It is a space that is used by residents of all ages, used widely throughout the year, getting more than 100+ people visit each day during the dryer months. As she lives opposition the site, she can see this field and play area being used daily. It promotes health and wellbeing in the residents of the area. Without this area, the young children and families would have to walk to London Road to use a play park, which for most is not accessible as there is an extremely busy road between their homes and this play park. She noted that some people would say that Beibio field could be used. Beibio field is very wet field, and the play park is only suitable for children who can climb trees. She noted that her 4-year-old son is one of the many children who play at Cae Braenar park daily, meeting other children from his school class and encouraging their social development. Cae Braenar park is a meeting place for most of her son's school and their families and friends, this a way for parents to

relax knowing that their children are playing safely. They use the football field up the top, the field behind the old police houses and the play park below. Cae Braenar field is one of the only green spaces available for the young children and families in this heavily built-up area. Where would they go when this space is gone? The proposed location for the road is another concern by residents, as they live and are already affected by the busy road. Most residents already find it difficult to get down this road during busy periods, which does cause accidents. There have been numerous accidents involving other cars and children on this road in the past few years, and most residents who live on the road have photo proof of these accidents and most probably police reports about them. Residents were informed that speed calming humps could potentially be put on the street but in this case, it is not the speed, but the quantity of cars in this area which make it unsafe. The new estate built in Cae Braenar will create additional vehicles to this already busy road. Drainage uses were also of concerns as the drains from 10 Llanfawr Road all the way down to the end of the street by the Prince of Wales Pub already fill up and overflow during the wetter months, this creates overflow into gardens, will this worsen when the proposed estate and their drainage is created? It is understood that there are issues with water to the new estate in Cae Braenar which is already built, Welsh Water was at the end of Cae Braenar approximately 4 weeks ago fixing pipes. Is the drainage able to support another estate in this area? She expressed that there is a need for social housing, but due to the numerous concerns about safety, drainage and traffic, it is considered that this location is not suitable for this application, this green space provides a safe area for local families to gather and grow.

Councillor Robert LI Jones questioned as to how many years has the playing field existed on the site and the variety of ages of children playing on the field. Ms Morrison responded that the playing field has existed on the site for many years and a variety of ages of children play daily on the playing field. She said that the playing field is used by the whole community of Morawelon.

Mr Ian Roberts, **in support of the application**, said that he was representing the Town Council and said that this application is an important proposal that seeks to address a need for safe, high-quality, and genuinely affordable housing. The proposed site is currently owned and maintained by the Town Council and has been identified as a suitable location for this development following careful consideration, community engagement, and adherence to the policies and processes set out by both local and national planning frameworks. The Town Council undertook a comprehensive 12-week public consultation, in accordance with Welsh Government guidance. As part of this process, a public meeting was held and a letter of intent was delivered to all nearby properties, ensuring residents were fully informed of the proposal. Resulting from that consultation, 15 formal responses was received with most concerns centred around the potential for increased traffic on the Llanfawr Road. However, it is worth noting that during the pre-planning process, the Highways Department did not raise any objection or concerns about the potential traffic increase associated with this proposal. The traffic volumes in the area have reduced significantly in recent years, particularly following the downsizing of operations at Kempston Controls Manufacturing, formerly known as M.E.M. Electrics, a large local employer whose footprint on daily traffic flow has now diminished substantially. Several homes along Llanfawr Road

do not currently make use of their off-street parking, driveways and garages, and instead choose to park on the road. This can create an impression of congestion that may not accurately reflect the capacity or reality of traffic usage on this road. The Town Council does not dismiss community observations, but it is important to place them in context, supported by both professional input and data where available. The land in question is a piece of scrubland, which, while green in appearance, is not designated as public open space, nor is it actively used by the local community for recreation or amenity purposes. It is maintained by the Town Council and over time, it has become clear that the land is underutilised in its current form. By developing this site, it is considered that it delivers real, long-term benefit to the community, providing homes, enhancing the area's infrastructure, and contributing to overall social wellbeing.

Across the UK, and particularly in Wales there is a well-documented housing crisis. Local authorities everywhere are struggling to meet the demand for social and affordable homes, and this area is no exception. Waiting lists in the local area are at an all-time high with families waiting months, sometimes years, for secure, affordable accommodation. This development will not solve the problem overnight, but it is a meaningful step in the right direction. It aligns with the housing targets set by both the Welsh Government and the UK Government, and represents a responsible, sustainable, and locally led solution. As a Town Council, it is considered a moral duty, as well as a practical one, to take positive steps that support the resident and especially those most in need. In addition to the proposed homes, the Town Council is committing to a £30,000 investment in the local play area and surrounding green spaces which is a clear and direct benefit to the wider community. This funding will help improve outdoor recreational facilities, increase biodiversity, and provide safe and attractive spaces for children and families to enjoy. It is believed that it is important that this development delivers net gains not just in housing but in community wellbeing. The Town Council has worked closely with planning officers, who have recommended approval of this scheme which reflects the strength of the application, its policy compliance, and the clear public benefit it brings. This application meets the criteria outlined within the Local Development Plan, Affordable housing policy, Sustainable development principles and Community engagement standards.

The Planning Development Manager reported that the proposal is an outline application for the erection of 9 affordable dwellings (social rented) with the access to the site, appearance, scale and layout being considered as part of the current application. The proposal is for the erection of 6 bungalows, one pair of two storey semi-detached properties and one detached dwelling. Access to the site will be via Llanfawr Road and will run along the side of the property known as 32 Llanfawr Road. The site is located within the development boundary of Holyhead and on land that has been allocated as open space within the Anglesey and Gwynedd Joint Local Development Plan. The site lies between Bryn Glas Road and Cae Braenar Estate with a mixture of houses surrounding the site. The application complies with the Local Development Plan as it sits within the development boundary of Holyhead and there is capacity within the indicative supply for houses in Holyhead. The Housing Department have confirmed that the mixture of housing is appropriate and complies with TAI 8, and as some are affordable it also complies with the requirement of policy TAI 15. Despite the intention being to provide 100% affordable dwellings, as the policy requires 10% in Holyhead, 1 dwelling will be

affordable within the Section 106 agreement, and the remaining 90% will be to the developers' discretion. The site is designated as a protected open space under Policy ISA 4 of the Anglesey and Gwynedd Joint Local Development Plan and there is a commitment to improving play facilities in the area and will be fully conditioned with any approval of the application. The Town Council has set the annual rate of £30,000 towards improving the existing facilities. He further said that the northeast of the site, located between Cae Braenar and the coast, is an open space. Whilst the proposal does not fully comply with the requirements of Policy ISA 4 the proposal will provide affordable social housing for the community and will improve the existing play facilities. Concerns have been raised that the means of access to the proposed dwellings will run alongside the 32 Llanfawr Road. Screening by way of planting is proposed along the border of the site with the property which will act as a visual and noise barrier, and a detailed landscaping plan will be conditioned with any approval of the application. It is not considered that the application will have a negative effect on the amenities of neighbouring residential properties, and the distances comply with the relevant Planning Guidance. The Highway Authority has been consulted and raised no objection to the proposal. Whilst it is acknowledged that the erection of 9 new dwellings may generate additional traffic, the site lies within the development boundary of Holyhead which is designated as an Urban Service Centre. The additional 9 dwelling will not generate significant additional traffic on one of the main roads to the Town, that runs from Penrhos Stanley Hospital to the Port on the other side. Concerns have been raised by a Local Member of the impact of the proposed scheme on ecology. The Ecological Advisor has received a copy of the issues raised and confirmed that there was no objection to the scheme.

The application site does not encroach onto the neighbouring scrubland to the west of the application site. The landscaping scheme and Green Infrastructure Statement has been submitted stating the number of trees to be planted as part of the proposal, however, it is considered that a detailed landscaping scheme will be required to show the number of each native species, and the location of the proposed bee box will be required as part of any future detailed or full application. The recommendation was of approval of the application subject to a Section 106 legal agreement that one of the properties will need to be affordable.

Councillor Pip O'Neill, a Local Member said that whilst a small proportion of the play area will be lost as part of the development, he supported the application as there is a need for social housing and the dire need for bungalows as there is 118 people on the housing list for dwellings. He noted that there will be limited loss of biodiversity and natural habitats as part of the development. He further said that following consultations on the development a public meeting arranged and the main concerns of residents were additional traffic issues in the area. He considered that speed calming humps should be considered and especially with the additional development within the Cae Braenar estate.

Councillor Jeff Evans, and a Local Member said that it is accepted that there is a need for such a development, however Welsh Government's Playing and Community Involvement Measure and Disposal Regulations (Wales) 2015

highlights the importance of playing fields and states that sports and recreation contribute to the quality of life. Welsh Government supports the development of sports and recreation and a wide range of leisure pursuits which encourages physical activity for the health and wellbeing of children and adults. Local Authorities should recognise the importance of play area for community use. Planning Policy Wales indicates that all playfields should be protected from development. He noted that the concerns of the residents are increase traffic from the development, loss of open space, footpath that runs through the site, drainage issues, impact on the value of neighbouring properties together with the effect on ecology and biodiversity. Councillor Evans expressed that as a Local Member he considered that such a development should be developed on an alternative site without the impact on the limited open spaces and playing fields. Councillor Jeff Evans proposed that the application be refused for the reasons given.

The Planning Development Manager referred to the Playing and Community Involvement Measure and Disposal Regulation (Wales) and noted that whilst part of the playing field will be used there will still be a playing field on the site. He said that the contribution of £30k by the Holyhead Town Council will be used to improve the playing facilities on the site. He referred to the concerns as regards to traffic issues and noted that whilst there are parking spaces outside the dwelling opposite the site, the residents are parking their vehicles on the roadside.

The Legal Adviser referred that the decision of this Committee is to consider the planning policies as regards to the application and not the disposal of the playing field regulation.

Councillor Jackie Lewis referred that NRW have expressed concerns as regards to the drainage on the site and she questioned whether the development negative effect on the land.

The Planning Development Manager responded that NRW had initial objected to the application that the drainage system was to be connected to a private sewerage system. The Agent of the application confirmed that the application form was completed incorrectly, and the proposed dwellings were to be connected to the mains sewer system and amended the application form. Welsh Water has not objected to the application. He further said that the surface water will be considered by Welsh Water under the SAB process before construction on the site and the legislation ensure that there is no effect on neighbouring properties and the whole site. He reiterated that NRW have not objected to the proposal.

Councillor Neville Evans said that during the site visit it was evident that the site was near a busy road with cars parked on the road. He ascertained as to how many recorded accidents had occurred in the area. The Group Engineer (Development Control) & Traffic Management responded that there have been no recorded accidents reported in the last five years in the area. However, he said that this does not mean that there no accidents have occurred.

Councillor Kenneth P Hughes said that he was disappointed that the Holyhead Town Council have submitted the application as there will be a loss of the half of the playing field. He noted that playing field needs to be protected for children. Councillor Hughes seconded the proposal of refusal of the application.

The Planning Development Manager responded that whilst accepting that half of the playing field will be taken there was a requirement in considering the need for affordable dwellings against the playing field facilities and there is justification to designate the site for development.

Councillor Robert LI Jones said that he was also disappointed that the Holyhead Town Council have submitted the application as it is important that developing such a proposal will take more than half of the playing fields. He referred to the Welsh Government's Playing and Community Involvement Measure and Disposal Regulation (Wales) 2015 and noted that local authorities need to protect playing fields for the wellbeing of children within a safe environment. He considered that there are other sites in the area that would be more suitable for such a development.

The Planning Development Manager reiterated that the playing field will still exist on the site and the Welsh Government's Playing and Community Involvement Measure and Disposal Regulation (Wales) 2015 is not relevant as part of the application. He noted that a 12-week public consultation, together with a public meeting was undertaken by the Town Council, which was not a statutory requirement.

Councillor Geraint Bebb ascertained whether the £30k contribution by the Town Council will be specifically for the playing field on the site or will it be shared with other playing fields in the area. The Planning Development Manager responded that it is considered that the £30k contribution will be for this area but discussions will need to be undertaken when the full application is submitted.

Councillor John Ifan Jones ascertained as to the footpath on the site and whether children will have to walk into the road to get to the play field, he further questioned as to how the play area is to be developed. He noted that there has been no response to the application by the Environment Officer nor the Public Rights of Way Officer. The site plan was shown on the screen to the Committee and the Planning Development Manager referred to the two footpaths in blue on the site plan with one footpath leading from the Stanley Monument and with then join the new footpath towards the playing area. He noted that the details of the proposed play area will be afforded when the full application will be submitted and a condition as part of the approval will need to be submitted by the applicant.

Councillor John Ifan Jones further ascertained whether the affordable element of the proposed application is for the whole site. The Planning Development Manager responded that as the site is within the development boundary of Holyhead the requirement is that 10% of the dwellings need to be affordable. Therefore, one unit

can only be safeguarded as affordable through the Section 106 legal agreement, and the remainder of the dwellings will be at the discretion of the developer.

Councillor Neville Evans ascertained that whilst the Town Council wishes to 9 dwellings to be affordable, which has been agreed with the Housing Department, planning policies are unable to condition that all the dwellings should be affordable. The Planning Development Manager responded that the Town Council are in discussion with the Housing Department and other Housing Associations and all the dwellings will be rented accommodation.

Councillor Dafydd Roberts proposed that the application be approved in accordance with the Officer's recommendation as the proposal complies with planning policies. Councillor Robin Williams seconded the proposal of approval.

Following the vote of 5 in approval of the application and 5 for refusing the application, the casting vote of the Chair was to approve the application.

It was RESOLVED to approve the application in accordance with the Officer's recommendation, subject to the planning conditions contained within the report.

8 ECONOMIC APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

9 AFFORDABLE HOUSING APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

10 DEPARTURE APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

None were considered by this meeting of the Planning and Orders Committee.

12 REMAINDER OF APPLICATIONS

None were considered by this meeting of the Planning and Orders Committee.

13 OTHER MATTERS

13.1 Traffic Regulation Orders

Submitted – a report by the Head of Highways, Property and Waste.

The Group Engineer (Development Control) and Traffic Management reported that the report details the objections and comments received following advertising of

several proposed Traffic Regulation Orders for numerous locations in relation to lengths of roads to be exempt from the mandatory 20mph speed limits introduced in September, 2023. He noted that the Authority has produced 7 Traffic Regulation Orders including 25 changes to areas reverting to 30mph or 40mph. During the consultation period several objections were received regarding the proposals which has resulted in the need to present the Traffic Regulation Orders to the Planning and Orders Committee for decision. He further said that following the introduction of the mandatory 20mph speed limited on restricted roads in Wales the Authority received Welsh Government Guidance to look upon mainly the A and B roads and main built-up areas. Updated guidance was published in July, 2024 with changes to the wording under Place Criteria in order to allow more flexibility and make it clearer on which roads a 30mph limit could be more appropriate. Between April 2024 and November 2024, the Authority invited feedback from local members, town and community councils and the public on which roads they would prefer the authority to assess, and to provide valid reasons for the request based on the updated guidance. The final list of roads suggested was published on the Council's website and a total of 47 roads were highlighted. All sections of the roads were assessed using a detailed framework/assessment sheet base on the updated guidance. A shortlist of appropriate roads for consideration to return to 30mph was put forward to a Steering Group of Elected Members from each political group and Senior Officers within the Highways Department. A total of 3 meetings took place between August – October 2024 in order to review all the proposals and to finalise a list of the 27 sites; two sites were removed which left 25 sites under consideration. A statutory consultation with local town/community councils, elected members, emergency services and haulage trade associations were undertaken between 14 February, 2025 – 4 April, 2025. 103 comments were received for and against the proposals were received during a public consultation in May 2025 to June, 2025. A summary of the responses was included within the report.

The 7 Traffic Orders Regulations were as follows :

- **Twrcelyn Ward**

Amlwch A5025
Amlwch – Parys Road to Madyn Road
Bull Bay – A5025

Councillor Derek Owen, a Local Members said that he agreed with the Traffic Regulation Order in the Twrcelyn Ward.

Councillor Robin Williams proposed that the Traffic Regulation Order be approved, and Councillor John Ifan Jones seconded the proposal of approval.

- **Canolbarth Môn and Cefni Wards**

Bodffordd – A5 approach
Llangefni – Industrial Estate Road
Rhosmeirch B5111 – Coedana approach
Talwrn – Old School Road

Councillor Geraint Bebb proposed that the Traffic Regulation Order be approved, and Councillor Neville Evans seconded the proposal of approval.

- **Bro'r Llynnoedd/Crigyll/Aberffraw/Talybolin Wards**

Bryn Du – approach road from Llanfaelog
Caergeiliog – A5 Bryngwran approach road from Dalar junction
Llanfachraeth A5025
Llanfihangel yn Nhowyn RAF Valley, Minffordd Road
Rhosneigr A4080 – Llyn Maelog approach road – not to proceed with the application due to safety concerns in the area.

Newborough A4080 – Malltraeth approach road – not to proceed with the application due to the Active Travel initiative in the area.

Rhosneigr A4080 – Llyn Maelog approach road

Councillor Douglas Fowlie, a Local Member said that there are no benefits in changing the 20mph to 30mph in the area as there is a high volume of pedestrian walking toward the broad walk at Llyn Maelog and that increasing the speed limit would be detrimental to road safety. He noted that the Llanfaelog Community Council opposed the recommendation.

Councillor Neville Evans, and a Local Member agreed that the changing the speed limit would be detrimental due to a high density of walkers using the road towards Llyn Maelog. Councillor Evans proposed that the Traffic Regulation Order should not proceed due to safety concerns in the area. Councillor John Ifan Jones seconded the proposal not to proceed with the Traffic Order.

- **Traffic Order – Bodowyr Ward**

Llanddaniel, A5 approach
Llanddaniel, Llanedwen approach
Llanddaniel, level crossing approach

Gaerwen – Lon Groes – Industrial Estate

Councillor Dafydd Roberts proposed that the Traffic Regulation Order as regards to the Gaerwen – Lon Groes – Industrial Estate be deferred due to safety concerns with the change of mph through the area and to conduct a consultation with the Llanfihangel Esgeifiog Community Council as they have expressed concerns as regards to the proposal. Councillor Robin Williams seconded the proposal of deferment.

- **Traffic Regulation Order – Cybi Ward**

Holyhead A5153 – Parc Cybi
Holyhead A5154 – Victoria Road

Trearddur Bay, B4545 Lon St Ffraid East

Councillor Jeff Evans proposed that the Traffic Regulation Orders be approved. Councillor Glyn Haynes seconded the proposal.

- **Traffic Regulation Order – Seiriol and Aethwy Wards**

Llandegfan – Ffordd yr Eglwys
Llanfaes – unnamed Class 3 road from the B5109
Llanfairpwll – A5025 near the Park and Ride facility

Councillor Robin Williams proposed that the Traffic Regulation Orders be approved. Councillor Dafydd Roberts seconded the proposal.

- **Traffic Regulation Order – Lligwy Ward**

Benllech – A5025
Pentraeth B5109 Beaumaris approach road

Councillor Kenneth P Hughes proposed that the Traffic Regulation Order be approved. Councillor Robin Williams seconded the proposal.

It was RESOLVED :-

- **Traffic Order – Twrcelyn Ward**

**Amlwch A5025
Amlwch – Parys Road to Madyn Road
Bull Bay – A5025**

To approve the three area, as noted above, for confirmation of the Traffic Regulation Orders

- **Traffic Order – Canolbarth Môn and Cefni Wards**

**Bodffordd – A5 approach
Llangefni – Industrial Estate Road
Rhosmeirch B5111 – Coedana approach
Talwrn – Old School Road**

To approve the four area, as noted above, for confirmation of the Traffic Regulation Orders.

- **Traffic Order - Bro'r Llynnoedd/Crigyll/Aberffraw/Talybolin Wards**

**Bryn Du – approach road from Llanfaelog
Caergeiliog – A5 Bryngwran approach road from Dalar junction
Llanfachraeth A5025**

Llanfanhangel yn Nhowyn RAF Valley, Minffordd Road

To approve the four areas, as noted above, for confirmation of the Traffic Regulation Orders.

Newborough A4080 – Malltraeth approach road – not to proceed with the application due to the Active Travel initiative in the area.

Rhosneigr A4080 – Llyn Maelog approach road – not to proceed with the application due to safety concerns in the area.

- **Traffic Order – Bodowyr Ward**

**Llanddaniel, A5 approach
Llanddaniel, Llanedwen approach
Llanddaniel, level crossing approach**

To approve the three areas, as noted above, for confirmation of the Traffic Regulation Orders

Gaerwen – Lon Groes – Industrial Estate – not to proceed with the application due to safety concerns with the change of mph through the area.

- **Traffic Regulation Order – Cybi Ward**

**Holyhead A5153 – Parc Cybi
Holyhead A5154 – Victoria Road
Trearddur Bay, B4545 Lon St Ffraid East**

To approve the three areas, as noted above, for confirmation of the Traffic Regulation Orders.

- **Traffic Regulation Order – Seiriol and Aethwy Wards**

**Llandegfan – Ffordd yr Eglwys
Llanfaes – unnamed Class 3 road from the B5109
Llanfairpwll – A5025 near the Park and Ride facility**

To approve the three areas, as noted above, for confirmation of the Traffic Regulation Orders.

- **Traffic Regulation Order – Lligwy Ward**

**Benllech – A5025
Pentraeth B5109 Beaumaris approach road**

To approve the two areas, as noted above, for confirmation of the Traffic Regulation Orders

**COUNCILLOR KEN TAYLOR
CHAIR**

Planning Committee: 05/11/2025

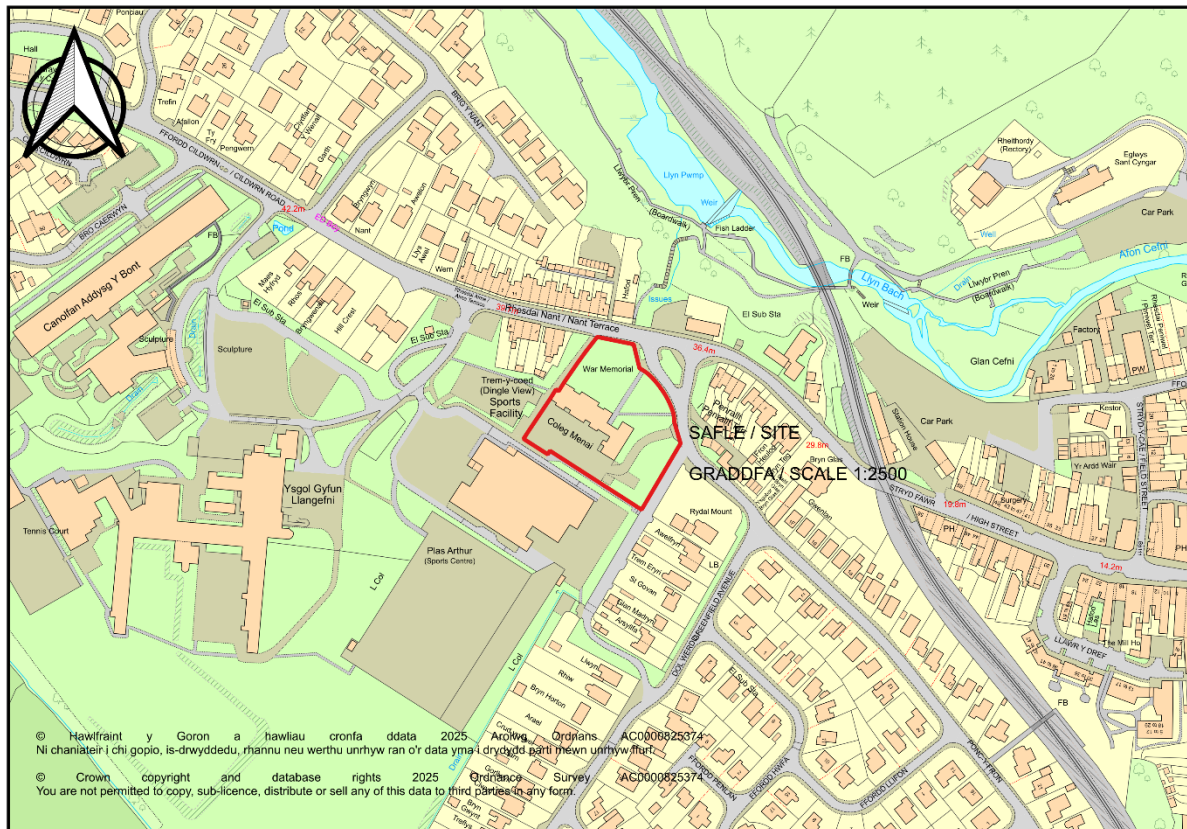
12.1

Application Reference: FPL/2025/108

Applicant: Jerry Huppert

Description: Full application for the redevelopment of Canolfan Penrallt into a 13 bedroom boutique hotel and wedding venue together with alterations and extensions at

Site Address: Canolfan Penrallt, Plas Arthur, Llangefni



Report of Head of Regulation and Economic Development Service (Gwen Jones)

Recommendation: Permit

Reason for Reporting to Committee

The planning application has been presented to the Planning and Orders Committee at the request of the Local Member. The Local Member stated that the reason for reporting to the Committee was because of local concern.

Proposal and Site

This is a full planning application for the re-development of Canolfan Penrallt into a 13 bedroom boutique hotel and wedding venue together with alterations and extensions.

The proposal is for the re-development of the former Grwp Llandrillo Menai satellite campus at Penrallt, Llangefni into a high -quality boutique hotel and wedding venue. The application site is the former County School building at Penrallt, which was constructed in the early 1900s and later used as a satellite campus for Coleg Menai before becoming vacant. The building is located within the Conservation Area and a Grade II listed war memorial is located in the front lawn of the building.

Key Issues

- Policy Considerations
- Design and Heritage
- Impact on Amenities
- Ecology and Biodiversity
- Highways
- Sustainability
- Welsh Language

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts
 Strategic Policy PS 5: Sustainable Development
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy
 Policy CYF 6: Reuse and Conversion of Rural Buildings, Use of Residential Properties or New Build Units for Business/Industrial Use
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 5: Local Biodiversity Conservation
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
 Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)
 Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 11: Noise (1997)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 23: Economic Development (2014)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Planning and the Welsh Language (2017)
 Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
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Draenio / Drainage	Standard Comments in relation to the need to submit a SuDS application.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Conditional Approval to carry out biodiversity enhancements as per the submitted information.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval. Satisfied with access and parking arrangements.
Dwr Cymru Welsh Water	No response.
Ymgynghorydd Treftadaeth / Heritage Advisor	No Heritage Concerns.
Cynhorydd Geraint Ap Ifan Bebb	Call in request due to local interest and the need to discuss at Planning Committee.
Cynghorydd Nicola Roberts	Call in request due to local concerns.
Cyngor Tref Llangefni Town Council	No objection.
GCAG / GAPS	Conditional Approval requesting Written Scheme of Investigation prior to the commencement of work on site.
Iechyd yr Amgylchedd / Environmental Health	Standard Comments and confirmation that there would be no requirement for a Noise Assessment.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 18th June, 2025. At the time of writing this report, 2 letters were received at the department objecting to the proposal and a further 2 web comments were received 1 objecting and 1 supporting the proposal. The main points raised are summarised below:

3 letters were received objecting, the main comments as follows:-

- Not appropriate for the area
- Site is surrounded by residential properties and a school
- No need for the proposal
- Impact of general disturbance and noise to neighbouring properties
- Impact on Wildlife
- Highway Safety due to increase traffic and parking problems
- Impact on school children walking to school

1 letter in support was received, the main comments as follows:-

- Bring back the beautiful building back into use before it falls into disrepair
- Bring back jobs to Llangefni
- A place for visitors to stay

Relevant Planning History

34C637 - Formation of new access at Canolfan Penrallt, Llangefni – 27/7/12 Permit

Main Planning Considerations

Proposal

This is a full application for the redevelopment of Canolfan Penrallt into a 13 bedroom boutique hotel and wedding venue together with alterations and extensions. The existing access that leads to Greenfield Avenue will be used as well as parking to the rear.

Policy Considerations

Policy PS13 of the JLDP relates to providing opportunity for a flourishing economy and states that whilst seeking to protect and enhance the natural and built environment, the Council's will facilitate economic growth in accordance with the spatial strategy of the plan by supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth or rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development of 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plans Spatial Strategy and in line with Strategic Policies PS5 and PS6.

The application site is located within the development boundary of Llangefni. Even though policy CYF6 relates to conversion of rural buildings for business use, the LPA considers that Policy CYF6 is the most relevant and has considered the planning application against the criteria of this policy.

Policy CYF 6 of the JLDP relates to the reuse and conversion of rural buildings, use of residential properties or new build units for business/industrial use states that proposals for new business units will be granted provided they conform with the following criteria:

1. the scale and nature of the development is acceptable given its location and size of the building in question
2. that the development would not lead to a use which conflicts with nearby uses or has an impact on the viability of similar uses nearby
3. Where proposals involve the use of an existing building:
 - i. The building is structurally sound
 - ii. The scale of any extension is necessary and of reasonable size
 - iii. The building is suitable for the specific use.

In response to the above policy. The proposal is to convert the existing building, demolition of the single storey extension on the South East elevation together with the erection of an extension in its place. In terms of the first criteria of Policy CYF6, it is considered that the scale and nature of the development is acceptable in this location. Consideration must be given to the existing and last use of the building which was used as a learning centre for students, this use falls within Use Class D1. The last use of the building is important and is a material consideration, D1 uses would include uses such as medical or health services, creche, day nurseries, museum, library, public hall or places of worship. A Wedding Venue does not have a dedicated Use Class and would be considered as a 'unique use'. When considering the last use of the building, it is not considered that a Wedding Venue would not cause any more impact than the existing use of the building and any other uses that could be carried out under a D1 use.

It is not considered that the proposed use would conflict with nearby uses, which primarily comprise residential dwellings, school and a leisure centre. It is not considered that the proposal would impact on the viability of similar uses nearby as there are no other such uses in the locality. Consequently, the proposal accords with criterion 2 of policy CYF 6. The impact on adjacent residential properties will be considered later in the report.

The proposal involves the use of an existing building, one part of the existing building will be demolished and an extension will be constructed in its place. The building appears structurally sound, and most important, will bring an existing building back into use. It is considered that the building is suitable for this specific use.

In light of the above the proposal is considered to accord with the relevant provisions of policy CYF 6.

Design & Heritage

Policy PCYFF3 relates to Design and Place Shaping and requires that all proposals demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all the policy criteria, where relevant.

The building has remained vacant for a considerable period, resulting in its gradual deterioration to the detriment of the character of the surrounding area, with boarded up windows and the rear elevation becoming overgrown. Its re-development and re-use would present a valuable opportunity to bring a long-term underused site back into use, enhancing the appearance of the locality, supporting the local economy and contributing positively to the Conservation Area. The proposal will create 14 full time jobs and 6 part time jobs. This is an important Landmark Principle Building within the Conservation Area and the proposal ensures that the principal elevation retains original features.

The proposal looks to demolish a modern extension to the South East. The modern extension neither preserves or enhances the original features of the important landmark building. The extension which is to be demolished covers a total of 198 meter square over two floors. The proposed extension to the South East elevation will cover a total area of 373 meter square. A total increase of 175 square metres.

The extension is a modern yet respectful extension that has been designed to bring in original features of the building to the front elevation. The extension is mostly a single storey extension with a room in the loft area to the rear elevation on the South. The extension will make use of stone work to the front and part of the side elevation and the remainder of the extension will be coloured render. The roof material will be natural slate roof and UPVC windows and doors. It is important to note that the front elevation is the most important part of the building and it was of paramount importance to retain existing features, whilst ensuring that the extension would bring a modern but respectful extension to the side elevation. The rear elevation is less attractive with various ridge heights and newer additions. The use of stone cladding and the use of windows similar in style to the existing building ensures that the extension complements and enhances the existing extension that will be demolished. Even though the extension will be a 175 square metres larger than the existing extension, it is considered that there is adequate space available within the site as well as use of high-quality materials to ensure the development fits in with the site and surrounding area.

Policy PS20 of the JLDP relates to Preserving and Where Appropriate Enhancing Heritage Assets and states that in seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and where appropriate, enhance its unique heritage assets.

Policy AT1 relates to Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens and states that proposals within or affecting the setting and/or significant views into and out of Conservation Areas must where appropriate, have regard to the adopted Conservation Area Character Appraisals.

The application site is located within the Llangefni Conservation Area. The existing former County School has been identified within the Llangefni Conservation Area Character Appraisal as an Important/Landmark Principle Building and described as 'displaying strong symmetry with twin shaped gables to central block and single storey wings to side. Faced with rubble masonry with freestone dressing to front elevation. Roofs are of slate with decorative round clay ridge tiles.

Additionally, the Llangefni County School War Memorial, located in the grounds of the former school was designated on 31/7/20 as a Grade II Listed Building. The proposed plans show that the existing features identified in the Llangefni Conservation Area Character Appraisal will be retained. The proposed extension has been designed as a contemporary addition to the main building. There is a clear distinction between old and new and its modern design will complement and respect the original building. It is

important to note that the extension that will be demolished neither preserves or enhances the original building.

The main front elevation is the most prominent and impressive elevation, the proposal ensures that original features are retained and the new extension has been designed to complement the existing features of the original building.

The Conservation Officer has been consulted on the proposal and has confirmed that the proposal will not have a negative impact upon the Conservation Area or the Listed War Memorial within the grounds. The proposal therefore accords with policies PCYFF3, PS20 and AT1.

Impacts on amenities of adjacent uses/residential properties

Policy PCYFF 2 relates to development criteria and requires that proposals comply with relevant plan policies and national planning policy and guidance. The policy also states that planning permission will be refused where the proposed development would have an unacceptable adverse impact on the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

Criteria 2 of Policy CYF6 also states that developments would not lead to a use which conflicts with nearby uses.

The LPA have consulted with the Environmental Health Section in relation to the noise and nuisance concerns raised by neighbouring properties. The Environmental Health section have raised no objection to the proposal and has confirmed that a Noise Assessment would not be required. Furthermore, events would also be subject to separate licencing requirements and conditions and any noise complaints which may be made can be investigated by Environmental Health under the Statutory Nuisance provisions of the Environmental Protection Act 1990.

It is important to note the existing use of the building and the potential uses that could be made of the building without the need for planning permission. Consideration has also been given to the location of the building as well as other uses nearby which include:-

- A very busy highway to the North and East of the site
- A very busy leisure centre and 3G all weather pitch located to the rear of Plas Arthur which is open until late in the evening
- Skatepark to the West of Penrallt
- Secondary School – Ysgol Gyfun Llangefni

Due to the very busy location, nearby uses and the current use of the building. It is not considered that the proposal will have a negative impact upon adjacent residential properties or uses. The proposal complies with Policy CYF6 and PCYFF2 of the JLDP.

Ecology & Biodiversity

Policy AMG 5 of the JLDP relates to Local Biodiversity Conservation and states that proposals must protect and, where appropriate, enhance biodiversity that has been identified as being important to the local area.

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The application was accompanied by a Protected Species Survey, there was no visible evidence of bats were found. Additional Bat Emergence Surveys were carried out and no evidence of bats were observed leaving or entering any part of the building; however, the report provides reasonable avoidance and mitigation measures which will need to be adhered to and this will be conditioned accordingly. A Green Infrastructure Statement has been received with the planning application and biodiversity enhancement includes a Wildflower meadow to the North of the site, 5 large bird boxes will be installed, 3 boxes onto the building and 2 installed within mature trees on the site. Two bat boxes will be installed on the rear elevation, and a further bat box installed on the Southeast elevation. A total of 4 smaller bird boxes will be installed on the side elevation of the new extension. Existing grassed areas are to be retained and 80 no native shrubs will be planted as shown on drawing number 3195:24:3a and a few bee boxes located within the grounds.

It is therefore considered that the proposal is acceptable in terms of impact on ecology and biodiversity and complies with the requirements of Policy AMG5, the Section 6 Duty of the Environment Wales Act 2016 and the latest changes to Chapter 6 of PPW.

Highways and Sustainability

The relevant highway policies consist of Policy TRA2 and TRA4 of the JLDP.

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. Policy TRA2 and TRA4 are also relevant in terms of parking standards and managing transport impacts. These principles are also reiterated in Planning Policy Wales Edition 12, Supplementary Planning Guidance on Parking Standards and Technical Advice Note 18: Transport.

The existing vehicular access from the Greenfield Avenue Road will be used for the development and parking facility will be located to the rear of the site. The existing pedestrian access to the West of the site will not be affected by the proposal.

A Transport Assessment was submitted with the planning application which confirms that the proposal will provide 44 parking spaces, this includes 20 staff parking, 13 Hotel Guests and a further 11 remaining spaces. The Transport Assessment identifies that people would be expected to travel primarily by private coach and car and the public transport provides a realistic alternative. It is anticipated that the building would accommodate 200 guests at peak days, likely to be concentrated on weekends and evenings.

The site is located in a highly sustainable location within easy reach of public transport. A bus stop is located approximately 200 yards from the site entrance. The town centre is located in close proximity and the cycle route and walking routes are located a short distance away.

The Highway Authority has confirmed that they are satisfied with parking and access arrangements and have recommended appropriate highway conditions.

It is considered that the proposed development is in accordance with Policy TRA2, TRA4, PS4 and PS5 of the JLDP as well as the SPG 'Parking Standards and TAN 18.

Welsh Language

In accordance with the Planning (Wales) Act 2015 Local Planning Authorities have a duty when making a decision on a planning application to have regard to the Welsh language, where it is relevant to that application. This is further supported by para 3.28 of Planning Policy Wales (Edition 12) together with Technical Advice Note 20.

The 'Maintaining Distinctive and Sustainable Communities' Supplementary Planning Guidance (SPG) (adopted July 2019) provides further guidance on how Welsh language considerations are expected to be incorporated into all relevant developments.

It is noted that there are certain types of developments where the proposal will require a Welsh Language Statement or a Welsh Language Impact Assessment Report. Thresholds for when a Statement / Report is expected to be submitted are highlighted in Policy PS1 of the JLDP together with Diagram 5 of the SPG. This proposal does not meet these thresholds.

Guidance on the types of relevant applications where the Welsh language needs to be considered is given in Appendix 5 (Screening Procedure) of the SPG (part D to F). The guidance contained in Appendix 5 states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language Statement / Assessment should show how consideration has been given to the language. The LPA is satisfied that appropriate consideration of the Welsh Language has been submitted with the planning application.

Conclusion

The proposal to change the use of the existing learning centre which is a D1 Use Class to a Wedding Venue is considered to comply with all policies listed in the main body of the report. The proposal will not impact adjacent uses or residential properties no greater than the existing D1 use or any other use contained within a D1 use class. The Highways Authority are satisfied with access and parking arrangements, and the proposal will not impact the nearby listed structure. The proposal respects the architectural style of the building and will bring an unused building back into use which will be a positive contribution towards the area and the Conservation Area. The proposal also includes sufficient biodiversity enhancements in accordance with local and national policies.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development shall begin not later than five years from the date of this decision.

Reason: To comply with the requirements of Section 91(1) of the Town and Country Planning Act 1990 (as amended).

(02) The development shall take place in accordance with Section 4 Avoidance and Mitigation Measures contained within the Bat Activity Survey dated 28th August 2025 by Clwydian Ecology submitted under application reference FPL/2025/108.

Reason: To safeguard any protected species or nesting birds which may be present on the site.

(03) In accordance with the Green Infrastructure Statement submitted with planning application FPL/2025/108 and the biodiversity enhancements as shown on drawing numbers 3195:24:3a, 3201:24:7e shall be carried out prior to the use of the building hereby approved and maintained for the lifetime of the development hereby approved.

Reason: To ensure the development provides biodiversity enhancements in accordance with Policy AMG5 and Chapter 6 of Planning Policy Wales.

(04) The site shall be landscaped strictly in accordance with drawing number 3195:24:3a and supporting Green Infrastructure Statement in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained and managed for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting

season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In the interest of the visual amenity of the locality.

(05) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference 3195:24:3a before the use hereby permitted is commenced and thereafter retained solely for those purposes.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

(06) No development shall take place until full details of the external stonework on the new extension as shown on drawing number 3201:24:7e has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of good design.

(07) i) No development (including any stripping out, demolition or vegetation clearance) shall take place until a written scheme of investigation for archaeological work has been submitted by the applicant (or their agent or successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.

(ii) A detailed report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 6 months of completion of archaeological fieldwork. The report must be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.
2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(08) Any construction works should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday's and no working on Sunday's or Bank Holidays.)

Reason: In the interest of residential amenity

(09) Natural slates of uniform colour shall be used as the roofing material of the proposed extension hereby approved.

Reason: To ensure that the development is in the interests of amenity.

(10) The use of the building shall be restricted to a boutique hotel and wedding venue and for no other purpose of the Town and country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with our without modification.

Reason: To ensure inappropriate uses do not take place and in the interest of the amenity of nearby residential properties.

(11) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this planning permission:

- **Location Plan – 3021:24:1**
- **Proposed Site Plan – 3195:24:3a**
- **Proposed Elevations – 3201:24:7e**
- **Proposed Floor Plan – 3201:24:6**
- **Preliminary Species Survey – Clwydian Ecology dated 5th March 2025**
- **Bat Activity Survey – Clwydian Ecology dated 28th August 2025**
- **Planning Statement – 3201:25:01**
- **Consideration of Welsh Language**
- **Green Infrastructure Statement**
- **Transport Assessment – 3201:25:01**

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS4, TRA2, TRA4, PS5, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PS13, CYF6, PS19, AMG5, PS20, AT1

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: LBC/2025/24

Applicant: Head of Housing Services

Description: Listed Building consent to mount a plaque at

Site Address: Plas Alltran, 3 Turkey Shore Road, Holyhead



Report of Head of Regulation and Economic Development Service (Keith Williams)

Recommendation: Permit

Reason for Reporting to Committee

The application is for development on land in the ownership of the Council.

Proposal and Site

Plas Alltran is two storeys plus attics former Doctor's house and surgery built 1890-91 and is grade II listed (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats,

skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fireplace incorporating the Adeane family crest. The building is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead.

The application is for listed building consent to mount a blue plaque on the building to commemorate the Fox-Russel brothers who fought and died in the Great War.

Key Issues

The application's key issues are:

- Does the proposal comply with relevant policies and policy considerations.
- Does the proposal significantly affect the character of the listed building.
- Does the proposal significantly affect the setting of the adjacent listed buildings.

Policies

Joint Local Development Plan

Section 96(2) of the Historic Environment (Wales) Act 2023.

Section 96(2) of the Historic Environment (Wales) Act 2023 states that:

In considering whether to grant listed building consent, a planning authority or the Welsh Ministers must have special regard to the desirability of preserving—

- (a) the listed building to which the application relates,
- (b) the setting of the building, and
- (c) any features of special architectural or historic interest the building possesses.

Planning Policy Wales (Edition 11) February 2021

TAN 12: Design and TAN 24: The Historic Environment.

Anglesey and Gwynedd Joint Local Development Plan (2017);

Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets.

Response to Consultation and Publicity

Consultee	Response
Joint Committee of the National Amenity Societies	No response
Cyngor Tref Caergybi / Holyhead Town Council	No response
Cynghorydd Pip O'Neill	No response
Cynghorydd Jeff M. Evans	No response

Expiry Date: 22 10 25

Representations: Cllr. Glyn Haynes is supportive.

Relevant Planning History

LBC/2021/1 - Caniatâd Adeilad Rhestredig ar gyfer trosi adeilad rhestredig sydd wedi'i adael i fod yn 4 fflat llety cymdeithasol, dymchwel rhan o'r adeilad a chodi estyniad yn ei le ynghyd â gwaith allanol a mewnl yn / Listed Building Consent for conversion of abandoned listed building into 4 social housing

flats, demolition of part of the building and erection of extension in lieu together with external and internal works at - Plas Alltran, 3 Turkey Shore Road, Caergybi/Holyhead -Caniatáu / Permit

Main Planning Considerations

Plas Alltran is two storeys plus attics former Doctor's house and surgery built 1890-91 and is grade II listed (Cadw Ref. 5727). It is described as having walls of squared local rubble with darker stone quoins and dressings, pale ashlar corbels, darker ashlar copings to crow-stepped gables. Slate gabled roofs with blue clay ridge tiles. Unusual, irregular plan and elevations, each facade with differently placed gable. The house is linked by stone rubble walls to separately listed 1 & 2 Turkey Shore Road. The interior is poor condition but retains many original features; door-frames, lathe & plaster partition walls, window seats, skirting boards, cornices, stair and landing balustrades. Large room on first floor has a decorated fire-place incorporating the Adeane family crest. The building is located on acutely angled corner site between Turkey Shore Road and Llanfawr Road, Holyhead.

The application is for listed building consent to mount a blue plaque on the building to commemorate the building as the birthplace of Capt. John Fox-Russell MC, VC and Captain Henry Thornbury Fox-Russell MC, who fought in the Great War. The addition of the plaque will increase public awareness of the building's wider place within Holyhead's history.

The building has been subject to recent renovation, consented under listed building consent application reference LBC/2023/1, to create social housing flats. It is considered that the erection of a blue plaque, fixed by two screws, to external corner of the building is a relatively minor intervention that will not harm the character of the listed building.

At the time of writing this report the Council have not received any letters of objection following the public consultation process with Heneb having no comments on the proposed development. The application has considered the listing status of the building and submitted proposals that respects its special character. Consequently, the proposals are supported from a built heritage perspective. However, the application for listed building consent, submitted by the Council on land in their ownership, will ultimately need to be determined by the Welsh Government Planning Division.

Conclusion

At the time of writing this report the Council have not received any letters of objection following the public consultation process with Heneb having no comments on the proposed development. The application has considered the listing status of the building and submitted proposals that respects its special character. Consequently, the proposals are supported from a built heritage perspective. However, the application for listed building consent, submitted by the Council on land in their ownership, will ultimately need to be determined by the Welsh Government Planning Division.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Historic Environment (Wales) Act 2023.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this listed building consent.

Location Plan / Received 15/9/25

Existing South Elevation / Appendix iii
Proposed Blue Plaque Design / Appendix iv
Example of History Point / Appendix v
Proposed South Elevation / Appendix vii
Blue Plaque Location / Appendix viii
Plaque Fixing Instructions / Received 15/9/25
Design and Access Statement and Heritage Impact Statement / Amended 10/10/25

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PS 20.

NOTE: This decision notice refers to the granting of Listed Building Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

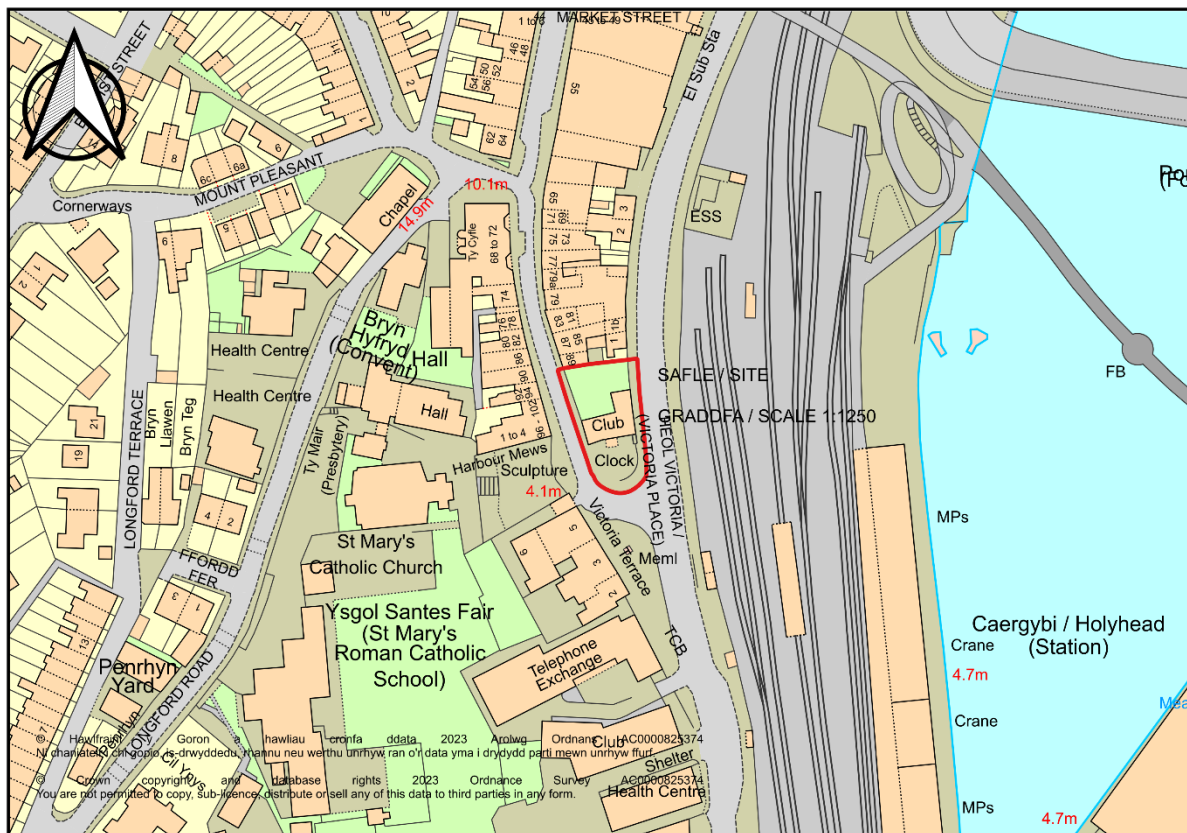
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: CAC/2025/3

Applicant: Isle of Anglesey County Council

Description: Conservation Area Consent for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works at

Site Address: 97 Market Street, Holyhead



Report of Head of Regulation and Economic Development Service (Keith Williams)

Recommendation: Permit

Reason for Reporting to Committee

The application is submitted by the Council on privately owned land.

Proposal and Site

The application is made by the Council for Conservation Area Consent for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works.

The application site comprises 97 Market Street (the United Ex-Servicemen's Club) which is a building located at the junction of Market Street and Victoria Road, and the adjacent land to the northeast which previously contained no's 91-95 Market Street (odd no's) all of which lies withi the Holyhead Central Conservation Area.

Conservation area consent in Wales is required to demolish any unlisted building or structure within a designated conservation area, with specific exceptions for buildings under 115 cubic metres (determined by external measurements).

Key Issues

The application's key issues are:

- Does the proposal comply with relevant policies and policy considerations.
- Does the proposal significantly affect the setting of the adjacent listed buildings.
- Does the proposal Preserve or Enhance the Conservation Area.
- Does the proposal affect the setting and/ or significant views into and out of the Conservation Area.

Policies

Joint Local Development Plan

Part 4 Conservation Areas of the Historic Environment (Wales) Act 2023.

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

- Policy PS 20: Preserving and where appropriate enhancing heritage assets, and the protection of non-designated buildings of architectural/ historic/ cultural merit in line with Policy AT 1: Conservation areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.
- Policy AT 1: Conservation Area, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens.
- Policy PCYFF 3: Design and Place Shaping.
- Policy PCYFF 4: Design and Landscaping.

Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:

1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies.
2. World Heritage Site Management Plans.
3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales.

Planning Policy Wales (Edition 11), Chapter 6, The Historic Environment, February 2021.

Technical Advice Note (TAN) 24: The Historic Environment (2017) para 5.15 and 6.13.

Deign Guide for the urban and Rural Environment (2008) "SPG Design Guide".

Holyhead Central Conservation Area Character Appraisal Supplementary Planning Guidance (2005).

Response to Consultation and Publicity

Consultee	Response
Priffyrdd a Trafnidiaeth / Highways and Transportation	Not applicable
Ymgynghorydd Treftadaeth / Heritage Advisor	Not applicable

Cyfoeth Naturiol Cymru / Natural Resources Wales	Not applicable
GCAG / GAPS	No comments
Rheolwr Prosiect Adfywio Treftadaeth / Project Manager Heritage Regeneration	Not applicable
Cyngor Tref Caergybi / Holyhead Town Council	No response
Dwr Cymru Welsh Water	Not applicable
Iechyd yr Amgylchedd / Environmental Health	Not applicable
Draenio / Drainage	Not applicable
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Not applicable
Cynghorydd Pip O'Neill	No response
Cynghorydd Jeff M. Evans	No response

The proposal has been advertised through the posting of a notice on site together with the distribution of personal letters of notification to the occupiers of neighbouring properties. A notice was also placed within the local newspaper.

Expiry Date: 22 10 25

Representations: Heneb had no comments.

Relevant Planning History

ADV/2025/7 - Cais i osod paneli hysbysebu dros dro mewn perthynas ag ail ddatblygu'r safle yn / Application for the temporary siting of advertisement panels in relation to the redevelopment of the site at - 91-97 Stryd y Farchnad, Caergybi / 91-97 Market Street, Holyhead - Heb Benderfyniad / Not yet determined

FPL/2025/208 - Cais llawn ar gyfer dymchwel yr adeilad presennol, codi palis dros dro ynghyd â chreu man cyhoeddus newydd yn cynnwys tirlunio meddal a chaled, systemau draenio cynaliadwy ac isadeiledd i gefnogi ynghyd â gwaith yn / Full application for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works at - 97 Market Street, Caergybi/Holyhead - Heb Benderfyniad / Not yet determined

Main Planning Considerations

The application is made by the Council for Conservation Area Consent for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works.

The application site comprises 97 Market Street (the United Ex-Servicemen's Club) which is a building located at the junction of Market Street and Victoria Road, and the adjacent land to the northeast which previously contained no's 91-95 Market Street (odd no's) all of which lies withi the Holyhead Central Conservation Area.

Conservation area consent in Wales is required to demolish any unlisted building or structure within a designated conservation area, with specific exceptions for buildings under 115 cubic metres (determined by external measurements).

The former Crown Restaurant buildings (91-95 Market Street) were demolished under conservation area consent reference 19LPA1018A/CA/C granted in 2015. The remaining building (97 Market Street) comprises an historic building in part with modern additions (Clock Tower) to South elevation. It is considered that neither the existing historic element or modern addition are of relatively poor architectural form and detailing and make a neutral contribution to the character and appearance of the conservation area.

Situated on the opposite side of the junction are the Grade II listed Cenotaph (Cadw Record No. 14749) and 2-5 Victoria Terrace (Cadw Record No.'s 5724 and 14751-4). National planning policy encourages local planning authorities to take the settings of historic assets into account when preparing development plans and when determining planning applications.

The current proposed development is for the demolition of 97 Market Street, and redevelopment of the whole site (building plot of 97 Market Street and site of the previously demolished 91 to 95 Market Street) in order to create a new area of public open space respectful of the setting of the adjacent listed buildings whilst providing a welcome gateway to the town centre and Holyhead Central Conservation Area.

Following pre-application feedback on the initial proposals from the Local Planning Authority's Conservation Officer and Cadw's Inspector of Historic Buildings the proposals have been amended. The revised proposals now take consideration of the site's context, setting of nearby listed buildings, character of the conservation area, as well as important gateway views into the designated area.

The existing buildings are considered to be of low historic significance and of poor architectural and build quality. Consequently, the principle of their demolition is not opposed providing that the replacement development preserves or enhances the character of the conservation area.

Whilst the re-erection of buildings to recreate the historic form of Lower Market would preserve the character of the conservation area, it must be acknowledged that the demand for retail space within the town centre has decreased of the last few years. Consequently, it is unlikely that the lans will be developed by the private sector for this use.

Therefore, it is considered that the current proposals, as developed through discussion with the local planning authority and Cadw, offer an opportunity to enhance the character of the conservation area whilst respecting the setting of the adjacent listed buildings.

At the time of writing this report the Council have not received any letters of objection following the public consultation process with Heneb having no comments on the proposed development. The proposals have considered the character and appearance of the conservation area and submitted a proposed design that respects the special character of the Holyhead Central Conservation Area. Consequently, the proposals are supported from a built heritage perspective. However, the application for conservation area consent, submitted by the Council, will ultimately need to be determined by the Welsh Government Planning Division.

Conclusion

At the time of writing this report the Council have not received any letters of objection following the public consultation process with Heneb having no comments on the proposed development. The proposals have considered the character and appearance of the conservation area and submitted a proposed design that respects the special character of the Holyhead Central Conservation Area. Consequently, the proposals are supported from a built heritage perspective. However, the application for conservation area consent, submitted by the Council, will ultimately need to be determined by the Welsh Government Planning Division.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development to which this permission relates shall be begun not later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Historic Environment (Wales) Act 2023.

(02) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents accompanying such application unless included within any provision of the conditions of this conservation area consent.

Location Plan / PP-13741040v1, 26th August 2025

Tree and Lower Planting Plan / 1620017442-RAM-ZZ-XX-DR-L-92101 P01

Levels and Drainage Plan / 1620017442-RAM-ZZ-XX-DR-L-91101 P02

Hardscape, Furniture and Furnishing Zone Plan / 1620017442-RAM-ZZ-XX-DR-L-90101 P01

Existing and Proposed Site Sections Sheet 1 of 3 / 1620017442-RAM-ZZ-XX-DR-L-00301 P01

Existing and Proposed Site Sections Sheet 2 of 3 / 1620017442-RAM-ZZ-XX-DR-L-00302 P01

Existing and Proposed Site Sections Sheet 3 of 3 / 1620017442-RAM-ZZ-XX-DR-L-00303 P01

Typical Hardscape and Planting Details / 1620017442-RAM-ZZ-XX-DR-L-00200 P01

Site General Arrangement Plan / 1620017442-RAM-ZZ-XX-DR-L-00102 P01

Existing Site Plan / 1620017442-RAM-ZZ-XX-DR-L-00101 P01

Site Location Plan / 1620017442-RAM-ZZ-XX-DR-L-00100 P01

Landscape Visualisations Sheet 1 of 4 / 1620017442-RAM-XX-XX-DR-L-00304 P01

Landscape Visualisations Sheet 2 of 4 / 1620017442-RAM-XX-XX-DR-L-00305 P01

Landscape Visualisations Sheet 3 of 4 / 1620017442-RAM-XX-XX-DR-L-00306 P01

Landscape Visualisations Sheet 4 of 4 / 1620017442-RAM-XX-XX-DR-L-00307 P01

Environmental Site Assessment / 1620017442-002 May 2025

Planning Statement / Q250068 July 2025

Sustainable Drainage Strategy / Ramboll July 2025

Preliminary Ecology Appraisal Report / Ramboll July 2025

Green Infrastructure Statement / Ramboll

Design and Access Statement / Ramboll July 2025

Design the Landscape Materials for Outdoor Spaces / Ramboll /

Strategies for the Landscape Plants / Ramboll

Landscape Design / Ramboll

Strategies for the Landscape Sustainable Drainage / Ramboll

Heritage Impact Assessment / Cadnant Planning July 2025

Reason: To ensure that the development is implemented in accord with the approved details.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Development Plan (2017). The following policies were relevant to the consideration of this application: PS 20, AT1, PCYFF 3 and PCYFF 4.

NOTE: This decision notice refers to the granting of Conservation Area Consent only. Planning Permission may also be required and until such time as the necessary permission is granted no development may be carried out at the property.

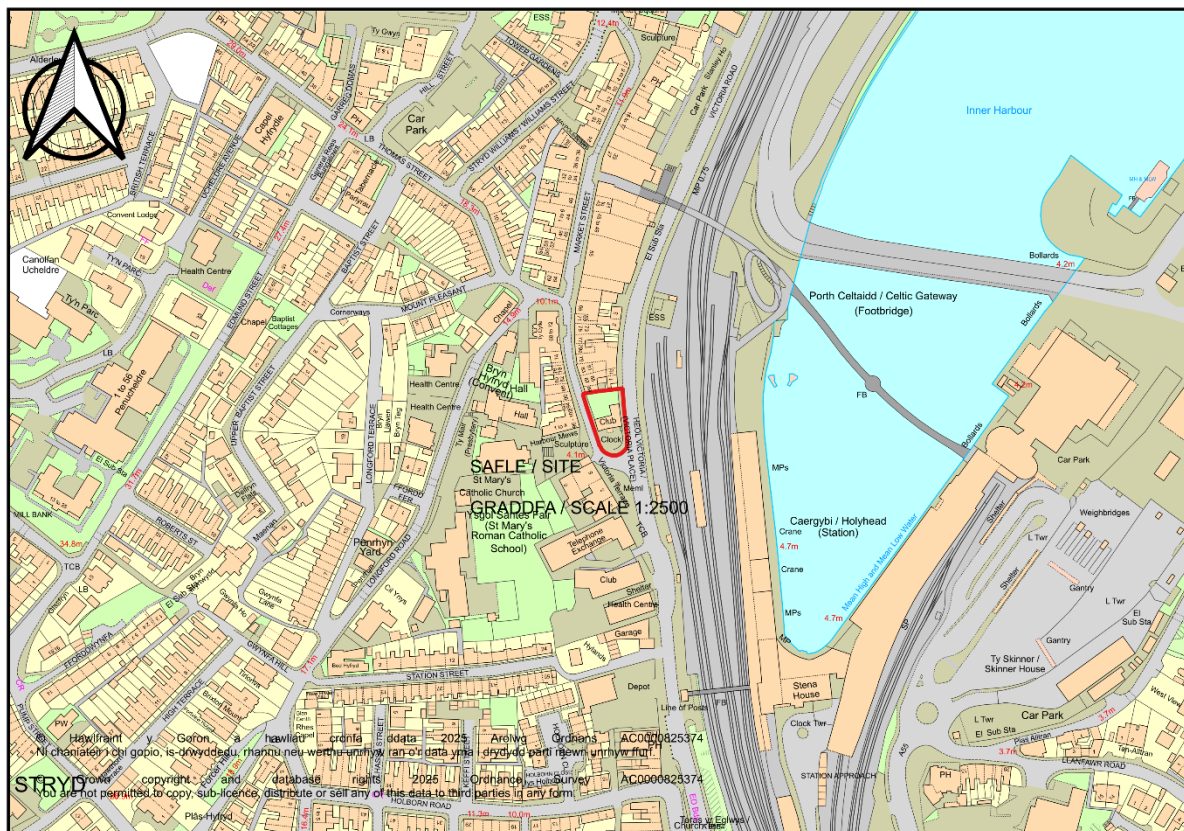
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2025/7

Applicant: Isle of Anglesey County Council

Description: Application for the temporary siting of advertisement panels in relation to the redevelopment of the site at

Site Address: 91-97 Market Street, Holyhead



Report of Head of Regulation and Economic Development Service (Owain Rowlands)

Recommendation: Permit

Reason for Reporting to Committee

The planning application is being presented to the Planning and Orders Committee as it involves a development which is being carried out by the Isle of Anglesey County Council.

Proposal and Site

The application site is a parcel of land located between Market Street and Victoria Road, within the development boundary of Holyhead as defined by the Joint Local Development Plan (JLDP). The site is also within the Holyhead conservation area.

This is an application for the temporary siting of advertisement panels in relation to the redevelopment of the site.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Policies

Joint Local Development Plan

Policy AT 1: Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens

Policy CYF 8: Holyhead Regeneration Area

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 20: Preserving and Where Appropriate Enhancing Heritage Assets

Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG): Design Guide for the Urban and Rural Environment (2008)

Planning Policy Wales – Edition 12 (2024)

Technical Advice Notes (TAN):

TAN 12: Design (2016)

TAN 20: Planning and the Welsh Language (2017)

TAN 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee	Response
Ymgynghorydd Treftadaeth / Heritage Advisor	No built heritage concerns.
Cynghorydd Pip O'Neill	No response received.
Cynghorydd Jeff M. Evans	No response received.
Cyngor Tref Caergybi / Holyhead Town Council	No response received.
Prifffyrdd a Trafnidiaeth / Highways and Transportation	No objection to the proposal as it will not influence the highway network.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. As the site is within a conservation area a notice was also placed within the local newspaper. The latest date for the receipt of any representation was the 01/10/2025.

At the time of writing the report, one letter of support was received stating that the proposed development would bring a much needed face lift to Holyhead and make the town more enticing.

Relevant Planning History

19C372/TR – Alterations and extensions to The Crown Restaurant, Market Street, Holyhead. Approved 14/07/1989.

19LPA676A/CC - Conservation Area Consent to demolish and re-build a shop and offices on the site of 99/101 Market Street, Holyhead. Approved 06/06/1995.

19LPA676B - Demolition of the existing 'Manweb' building, together with environmental improvements at 'Manweb' building, 99/101 Market Street, Holyhead. No Objection 26/08/1999.

19LPA676C - Conservation area consent for the demolition of the existing 'Manweb' building, together with environmental improvements at 'Manweb' building, 99/101 Market Street, Holyhead. Approved 29/03/1999.

19LPA694/CC – Installation of an oriel window on the first floor at 97 Market Street, Holyhead. Approved 06/02/1996.

19C875/AD - Application for the erection of a community information panel at Victoria Square, Holyhead. Approved 02/09/2004.

19LPA1018/CC – Full application for the demolition of existing buildings at 91-95 Market Street, Crown Hotel and Grill, Holyhead. Approved 12/10/2015.

19LPA1018A/CA/CC - Conservation Area Consent for the demolition of existing buildings at 91-95 Market Street, Crown Hotel and Grill, Holyhead. Approved 23/12/2015.

19LPA1018B/CC/DIS - Application to discharge condition (02) (Traffic Management Scheme) of permission reference 19LPA1018A/CA/CC (Conservation Area Consent for demolition of the existing building) at 91-95 Market Street, Holyhead. Condition Discharged 03/06/2016.

CAC/2025/3 - Conservation Area Consent for the demolition of the existing building, erection of temporary hoarding together with the creation of new public realm including hard and soft landscaping, sustainable drainage systems, and supporting infrastructure and works at 97 Market Street, Holyhead. Not yet determined.

FPL/2025/208 - Full application for the demolition of the existing building together with the creation of a public amenity area and associated works in lieu at 97 Market Street, Holyhead. Not yet determined.

Main Planning Considerations

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would impact any neighbouring properties.

Proposal and Site

The application site is a parcel of land located between Market Street and Victoria Road, within the development boundary of Holyhead as defined by the Joint Local Development Plan (JLDP). The site is also within the Holyhead conservation area.

This is an application for the temporary siting of advertisement panels in relation to the redevelopment of the site.

The proposal to install advertisement panels is associated with the redevelopment of the site. The LPA are currently dealing with applications FPL/2025/208 and CAC/2025/3 for the demolition of the existing building at 97 Market Street and the creation of a public amenity area. The site also includes the land of the previously demolished buildings at 91-95 Market Street and the open space to the south of 97 Market Street.

i. Siting and Design

The proposal is to install hoarding panels along the whole site perimeter, with 10 identical advertisement panels equally distributed along the hoarding. The hoarding panels will be around 2.4m in height and 1.2m wide, with the existing hoarding that has been in place at 91-95 Market Street since at least 2016 being replaced. The panels will be yellow, with each advertisement taking three panels. Two of the panels will show a CGI image of the proposed public amenity area, with the third panel including bilingual text outlining the proposed development and logos of the project stakeholders. The proposed advertisement is considered to comply with policy PS 1 as it includes a bilingual signage scheme.

This is a temporary consent linked to the redevelopment of the site, with condition (02) requiring the advertisement panels to be removed before the 01/11/2028 or following completion of development, whichever is sooner. Should the site be granted planning permission, the redevelopment of the site will benefit the wider area, improving its character and visual appearance, such that the proposed advertisement panels are also considered to align with the requirements of policy PCYFF 3.

ii. Impact on Adjacent Residential Properties

The application site is in a town centre location, where the pattern of development predominantly consists of residential flats above the ground floor retail and commercial units. As the proposed advertisement panels are linked to the redevelopment of the site, to the benefit of the local area, there are no concerns that residential amenity will be impacted, complying with policy PCYFF 2.

iii. Conservation Area

The application site is located within the Holyhead conservation area. Strategic policy PS 20 states that the Local Planning Authority will preserve and where appropriate, enhance its unique heritage assets. Proposals that will preserve and where appropriate enhance conservation areas, their setting and significant views into and out of the area will be granted. This is reiterated by policy AT 1 which states that proposals within or affecting the setting and/or significant views into and out of conservation areas must have regard to adopted conservation area character appraisals. The advertisement panels will be erected in connection with the redevelopment of the site, that will benefit the visual appearance of the site and wider area, enhancing the conservation area.

iv. Highways

The hoarding panels will be erected around the site perimeter, with all pavements around the site remaining unaffected. The highways department have no objection to the proposal that will not impact highway or pedestrian networks in the area, complying with the relevant transport policies.

Conclusion

This is an application for the erection of advertisement panels in connection to the redevelopment of the site into a public amenity area. The panels will be erected temporarily until the development is completed and will have no impact on the surrounding area, especially as the redevelopment of the site will vastly improve the visual appearance of the site. The application raises no concerns in terms of impact on residential amenity or highway safety, and the redevelopment of the site will enhance the Holyhead conservation area.

Recommendation

That the application is permitted subject to the following conditions:

(01) The development hereby permitted shall be carried out in strict conformity with the details shown on the plans below, contained in the form of application and in any other documents

accompanying such application unless included with any provision of the conditions of this planning permission.

- 1620017442-RAM-XX-XX-DR-L-00103 Rev P01: Location plan
- 1620017442-RAM-XX-XX-DR-L-00310 Rev P01: Proposed elevations
- 1620017442-RAM-XX-XX-DR-L-00312 Rev P03: Proposed advertisement panels

Reason: To ensure that the development is implemented in accord with the approved details.

(02) The advertisement panels hereby approved shall be removed before the 1st of November 2028 or following completion of the associated development, whichever is sooner.

Reason: To define the scope of this permission.

(03) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the local planning authority.

Reason: In the interests of visual amenity.

(04) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: In the interests of amenity.

(05) Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the local planning authority.

Reason: In the interests of amenity.

(06) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: In the interests of amenity.

(07) No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To ensure that the siting and design of the sign will be satisfactory from an amenity point of view and to comply with the requirements of the Highway.

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: AT 1, CYF 8, PCYFF 2, PCYFF 3, PS 1, PS 20, TRA 4

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Planning Committee: 05/11/2025

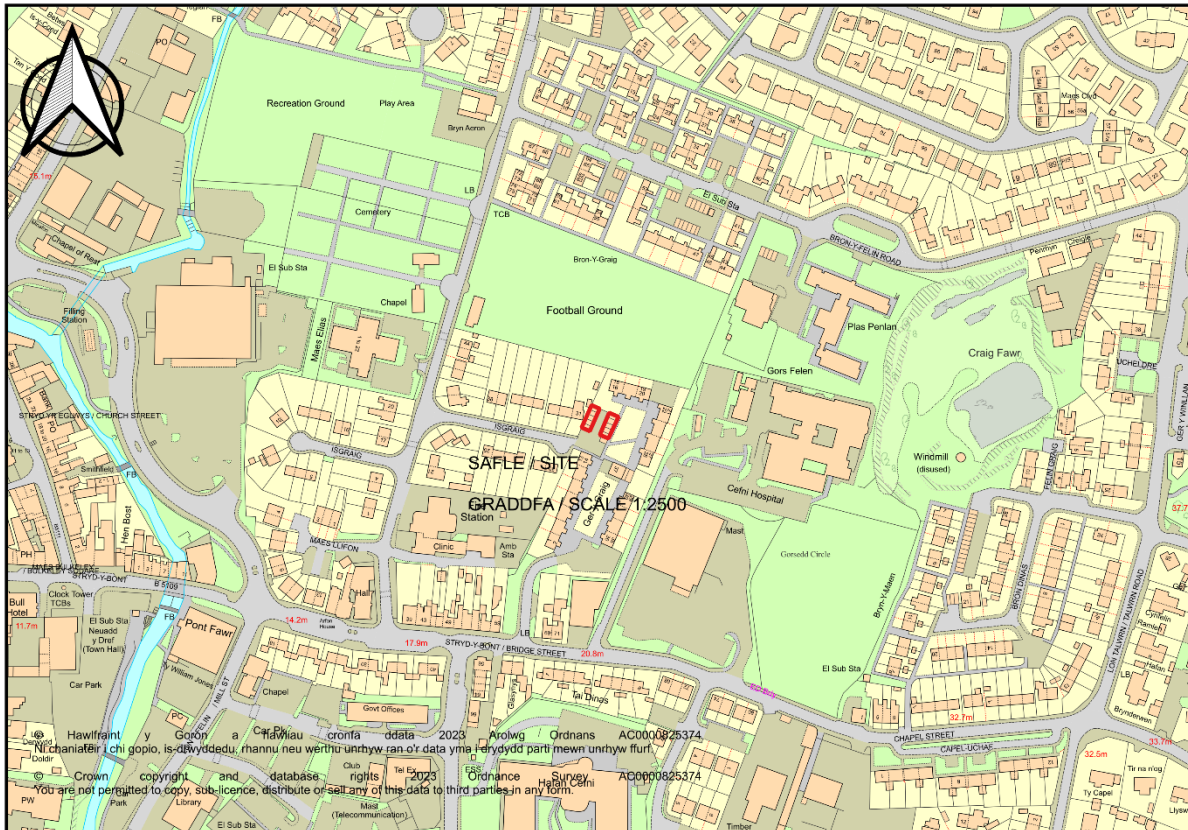
13.1

Application Reference: DEM/2025/2

Applicant: Head of Housing Services

Description: Application to determine whether prior approval is required for the demolition of garages at

Site Address: Ger Y Graig, Llangefni.



Report of Head of Regulation and Economic Development Service (Hannah Williams)

Recommendation: Permitted Development

Reason for Reporting to Committee

The proposal to demolish disused and dilapidated domestic type garages at Ger Y Graig, Llangefni, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

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