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CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Dylan J. Williams
Prif Weithredwr – Chief Executive
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ISLE OF ANGLESEY COUNTY COUNCIL
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RHYBUDD O GYFARFOD	NOTICE OF MEETING
PWYLLGOR CYNLLUNIO A GORCHMYNION	PLANNING AND ORDERS COMMITTEE
DYDD MERCHER, 1 EBRILL, 2026 am 1.00 o'r gloch yp	WEDNESDAY, 1 APRIL, 2026 at 1.00 pm
CYFARFOD HYBRID - SIAMBR Y CYNGOR, SWYDDFEYDD Y CYNGOR, LLANGEFNI AC YN RHITHIOL DRWY ZOOM	HYBRID MEETING - COUNCIL CHAMBER, COUNCIL OFFICES, LLANGEFNI AND VIRTUALLY THROUGH ZOOM
Swyddog Pwyllgor	Mrs Mairwen Hughes 01248 752518 Committee Officer

AELODAU / MEMBERS

Cynghorwyr / Councillors:

Geraint Bebb
Jeff Evans
Neville Evans
Douglas Massie Fowlie
Glyn Haynes (***Is-gadeirydd/Vice-Chair***)
Kenneth P Hughes
John Ifan Jones
R. Llewelyn Jones
Euryrn Morris
Jackie Lewis
Dafydd Roberts
Ken Taylor (***Cadeirydd/Chairman***)
Robin Williams

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy

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

Councillors: -

Geraint Bebb
Jeff Evans
Neville Evans
Douglas Massie Fowlie
Glyn Haynes (***Is-gadeirydd/Vice-Chair***)
Kenneth P Hughes
John Ifan Jones
Robert Ll Jones
Jackie Lewis
Euryrn Morris
Dafydd Roberts
Ken Taylor (***Cadeirydd/Chair***)
Robin Williams

INDEX the link to the Public Register is given for each individual application as shown

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 - 8)
To submit, for confirmation, the minutes of the previous meeting of the Planning and Orders Committee held on 4 March, 2026.
4. **Site Visits** (Pages 9 - 10)
To present the minutes of the Site Visits held on 18 March, 2026.

Please note that meetings of the Committee are streamed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this live stream will be retained in accordance with the Authority's published policy

5. Public Speaking

6. Applications that will be Deferred

None to be considered by this meeting.

7. Applications Arising (Pages 11 - 32)

7.1 – FPL/2024/228 – Land near Glanynys, Tyddyn Mostyn, Menai Bridge
[FPL/2024/228](#)

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 (Pages 33 - 42)

11.1 – FPL/2025/9 – Marian, Llanddeusant
[FPL/2025/9](#)

12. Remainder of Applications (Pages 43 - 74)

12.1 – FPL/2025/246 – Amlwch Industrial Estate
[FPL/2025/246](#)

12.2 – FPL/2026/15 – Amlwch Industrial Estate
[FPL/2026/15](#)

12.3 – FPL/2025/223 – Ty Coch Farm, Rhostrehwfa
[FPL/2025/223](#)

12.4 – FPL/2025/294 - Gors Felen, Bron y Felin Road, Llangefni.
[FPL/2025/294](#)

12.5 – FPL/2026/6 – Land near Plas Tudur, Llangefni
[FPL/2026/6](#)

13. Other Matters (Pages 75 - 76)

13.1 – DEM/2026/2 – Craig y Don, Amlwch

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[DEM/2026/2](#)

13.2 – DEM/2026/3 – Maes Llwyn, Amlwch

[DEM/2026/3](#)

Planning and Orders Committee

Minutes of the hybrid meeting held on 4 March 2026

- PRESENT:** Councillor Ken Taylor (Chair)
Councillor Glyn Haynes (Vice-Chair)
- Councillors Geraint Bebb, Neville Evans, Kenneth P Hughes, John Ifan Jones, Robert LI Jones, Jackie Lewis, Euryrn Morris, Dafydd Roberts.
- Councillor Nicola Roberts – Portfolio Member for Planning and Public Protection (arrived at 1.40 pm)
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Group Engineer (Development Control) & Traffic Management (AR),
Legal Advisor (BS),
Senior Planning Officer (JR),
Planning Assistant (CT),
Committee Officer (MEH),
Webcasting Committee Services Officer (FT),
- APOLOGIES:** Councillors Jeff Evans and Robin Williams
- ALSO PRESENT:** Local Members : Councillor Arfon Wyn (application 7.1); Dafydd Rhys Thomas (application 10.1)
- Councillor Derek Owen (left the meeting at 1.50 pm)

Due to technical issues the start of the meeting was delayed until 2.10 pm

1 APOLOGIES

As noted above.

2 DECLARATION OF INTEREST

Councillor Neville Evans declared a personal and prejudicial interest in application 6.1 as he is a Member of the Executive who have discussed the development.

Councillor Dafydd Roberts declared a personal and prejudicial interest in application 6.1 as he is a Member of the Executive who have discussed the development.

3 MINUTES

The minutes of the previous meeting of the Planning and Orders Committee held on 4 February, 2026 were confirmed as correct.

4 SITE VISITS

The minutes of the Site Visit held on 18 February, 2026 were confirmed as correct, subject to the inclusion of Councillor Euryrn Morris name to the list of apologies.

5 PUBLIC SPEAKING

There were Public Speakers in respect of application 7.1, 10.1 and 10.2.

6 APPLICATIONS THAT WILL BE DEFERRED

6.1 FPL/2024/228 – Full application for the erection of an extra care facility and residential care home with community facilities, construction of a new vehicular access, highway improvement works, demolition of the existing dwelling on the site together with associated development on land near Glasynys, Tyddyn Mostyn, Menai Bridge

The application was presented to the Planning and Orders Committee as the application has been submitted by the Council.

The Planning Development Manager reported that as the development is a major planning application and it was recommended that the site be visited. He noted that two of the Local Members have also requested that a site visit be undertaken to the site due to the scale of the development and the concerns of local residents.

It was RESOLVED to visit the site in accordance with the Officer's recommendation and at the request of Local Members.

7 APPLICATIONS ARISING

7.1 FPL/2025/275 – Retrospective application for the retention of a field shelter at Aberhoccwn, Hermon

The application was presented to the Planning and Orders Committee at the request of a Local Member. At its meeting held on 4 February, 2026 the Committee recommended a site visit, and this subsequently took place on the 18 February, 2026.

Public Speaker

Ms Nia Hughes, **the applicant in support of the application**, said that she has been keeping animals for over 30 years and is a local person living in Newborough. She noted that she has a flock of rare Ryeland sheep, two ponies, alpacas and dogs. The intention of the shelter is to care for the animals. There has been a shelter on the land since 2010, and the original

shelter was built with planning permission in 2013 but following a storm the shelter was destroyed. It was decided, for safety reasons, to demolish the shelter and to build another shelter further down from the original shelter as it was impairing the view of the small cottage of Aberhocwn. She said that she was unaware for the need to contact the Planning Department and that planning permission to re-build the shelter was required as previous permission was given. She noted that she needs to stay in the shelter for 2 to 3 months a year to care for her animals during lambing. She further said that she has had positive comments as regards to the shelter over a number of years by local residents aswell as visitors.

The Planning Development Manager reported that the application is for the retention of the existing shelter on site, which includes a room for keeping animals, a covered decking area, shower, toilet and sink and to allow for the retention of the touring caravan which is attached to the shelter. During the Site Visit to the site on the 18 February, 2026 there was a sheep and two lambs in the shelter with the floor area covered with straw, the French Doors had been removed and some of the other windows were covered. During a visit by Enforcement Officer in August 2025, there was no evidence that the shelter had been used for animals and the shelter was furnished with a sofa, other furniture as well as a log burner. When the Case Officer visited the site in December 2025, there were 3 alpacas in the shelter. It was clear that the caravan and the shower room had been used for a period of time and it did not appear as a temporary shelter. The fact that it was connected to the septic tank is further evidence of continuous use. The wooden floor is unsuitable for the purpose for animals, and it will rot as animal droppings fall between the gaps in the flooring. The floor should have been made of concrete to place clean strow for the animals. He further said that the current building is not suitable in terms of its size and design. Since December 2025, there has been an attempt by the owner to convert the building into an animal shelter but by putting a few animals, as was viewed during the site visit, does not execute that the structure has been used as an animal shelter and that it is suitable for its purpose in a sensitive location in the Area of Outstanding Natural Beauty. The recommendation was of refusal of the application.

Councillor Arfon Wyn, as a Local Member, said that the previous shelter on the site had been demolished following a storm and the siting of the existing shelter was in a better location and would not be detrimental to the Aberhocwn cottage nearby which is a Grade II Listed Building. The use of the shelter is for the owners use during the lambing season and to care for her animals.

Councillor John Ifan Jones, and a Local Member, said that the application is for an animal shelter, and he noted that most farms and smallholdings have wooden animal shelters to care for their animals with permitted development. He noted that both shelter on the site had received planning approval in 2010 and 2013. The reason for refusing the application in the Officer's report refers to ecological matters and the landscape and that there was no need for an impact assessment. Natural Resources Wales have not submitted any comments as regards to the application and the Bodorgan Community Council has not submitted any comments and neither a letter of objection has received

as regards to the proposal. He referred that the Officer's reports which says that there is no detrimental effect on the nearby cottage which is a Grade II listed building. Councillor John Ifan Jones further referred to planning policies and noted that planning policy PCYFF 3 refers to the quality of designs of buildings and its surroundings and sustainable materials; this shelter is of wooden structure which is in keeping within the environment and is relatively small structure. Policies PCYFF 4 and PS 5 have been used to recommend refusal of the application, but the applicant has used materials that conforms with its surroundings. The development conforms with planning policies PCYFF 4 and PS 19. He considered that there is a need for such a shelter to enable the applicant to care for her animals and especially her rare breed of Ryland Sheep. He also considered that the application conforms with planning policies TAN 6 and AMG 1.

Councillor John Ifan Jones referred to the caravan on site which is a touring caravan that can be moved off the site. He considered that there are conditions that can be imposed on any approval of the application to improve the screening of the site. He considered that the facilities of a toilet and sink within the shelter is essential in the care of the animals on the land and seasonal farming should be supported.

The Planning Development Manager responded to the comments made by the Local Members and said that there is no objection to a shelter on the site as the previous shelter was afforded planning approval in 2013. He noted that the building has not been used for animal shelter until recently and the wooden material of the shelter is not a material consideration as this structure has been designed as a cabin for someone to live in and not suitable for animal shelter. The reference to farms and smallholdings with animal shelters that are approved by permitted development have 5 hectares or more. He further noted that during the site visit it was evident that the caravan on the site is linked into the shelter and to take the caravan from the site would result in the removal of the decking area. A caravan on a field for lambing purposes on farms is permitted but will need to be moved thereafter. The caravan on the site is therefore considered to be a permanent structure. He noted that the current use of the shelter is the main concern.

Councillor Jackie Lewis said that it is disappointing that the shelter did seem to be a small cottage in December last but during the site visit it had been transformed to a shelter for animals and the French doors been taken off the structure and boarded windows. She expressed concerns that there was an intention for a septic tank on the site to allow someone to live permanently on the site.

Councillor Jackie Lewis proposed that the application be refused in accordance with the Officers recommendation. Councillor Kenneth P Hughes seconded the proposal of refusal of the application.

Councillor Eurnyn Morris ascertained if the application was approved could conditions be enforced for the amendment of the structure as an animal shelter. The Planning Development Manager responded that the application presented

to the Committee needs to be considered, however, if the applicant submitted a further application for an animal shelter it could be considered within its own merits.

Councillor John Ifan Jones proposed that the application be approve contrary to the Officer's recommendation. Councillor Neville Evans said that there is a need for such an animal shelter in rural areas to care for animals. Councillor Neville Evans seconded the proposal of approval of the application.

Councillor Glyn Haynes abstained from voting.

It was RESOLVED to refuse the application in accordance with the Officer's recommendation.

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

10.1 VAR/2025/43 – Application under Section 73 for the variation of condition (12) (Approved Plans) of planning permission V2191b (detailed application for the erection of 5 bungalows) so as to amend the design on land adjacent to High Tide, Ravenspoint Road, Trearddur Bay

The application was presented to the Planning and Orders Committee as the proposal is contrary to policies of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Public Speaker

Mr Elfed Williams, **applicant's agent, in support of the application**, said that planning permission was given in 1973 for the erection of 5 bungalows on the site. A material start on the development was undertaken in 1978 by creating an entrance and a section of the road into the site. In 2008 a Certificate of Lawful Development was received as proven start of the development. He further said that this application is for the variation of condition (12) (Approved Plans) for a new design of the dwellings, on the same footprint with two entrances and the same access road and also to safeguard wildlife around the site. The size of the two-storey dwelling will be 158m² compared to 147m² in the previous application. The Planning Officers recognise the amended plans as an improvement in relation to size, layout entrance and ecological requirements. There has been no objection by the Ecology Officer or the Highways Authority.

The Planning Development Manager reported that the planning permission for 5 open market dwellings was granted on the site on the 30 November, 1973. An application for a Certificate of Lawful Development was submitted and therefore it was proven that material commencement had been made on the site and permission for 5 dwellings had been safeguarded. He noted that planning approval was granted in 1973 for 5 open market dwellings on the site and following this, an application for a Certificate of Lawful Development was submitted and it was proven that material commencement had been undertaken on the site. As a result, planning permission V/2191B has been lawfully implemented and permission for 5 dwellings had been safeguarded. The application submitted is for the change in the design, size and layout of the residential units to align with modern requirements and standards. The dwellings will be a high quality and to comply with current legislation and policies, biodiversity has also been improved. The effects on ecology, the Welsh language, the amenities of neighbouring properties, highways and drainage are considered acceptable. The recommendation was of approval of the application.

Councillor Dafydd Rhys Thomas, a Local Member, said that he had no objection to the variation of the application as he considered that it is an improvement to the previous application. He requested that the applicant should consider a Welsh name for the development rather than High Tide. The Agent confirmed that a Welsh name for the development has been considered. The developer will ask the Trearddur Community Council for a suggestion for a Welsh name for the estate.

Councillor Neville Evans proposed that the application be approved in accordance with the Officer's recommendation. Councillor Jackie Lewis seconded the proposal of approval.

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

10.2 VAR/2025/61 – Application under Section 73 for the variation of condition (13) (Approved Plans) of planning permission 47C152 (conversion of the outbuilding into a dwelling together with the creation of a new vehicular access) so as amend design on land opposite Mount Alaw, Llanddeusant

The application was presented to the Planning and Orders Committee as the proposal is contrary to Policy TAI 7 of the Joint Local Development Plan but which the Local Planning Authority is minded to approve.

Public Speaker

Mrs Elin Parry-Jones, **in support of the application**, said that planning approval of the application was given in 2017 for the development on the site which was to renovate a dilapidated building and creating a family home. She outlined the personal reasons for the delay in starting the development. Due

to the period of time the building deteriorated further, and it became more difficult to get any workers to carry out work on the building. She further said Mount Alaw will be their family home and will give them an opportunity to live in the local community and close to their family.

The Planning Development Manager reported that planning permission was granted in 2017 for the conversion of the stone outbuilding into an open market residential dwelling along with alterations and extensions together with the creation of a new vehicle access. Planning approval was granted under the previous Ynys Môn Local Development Plan policies which allowed the conversion of outbuildings into open market residential units. In April, 2023 an Enforcement Complaint was made stating that the work that commenced on the site did not comply with the original consent and that part of the outbuilding that was meant to be retained had been demolished. Work ceased on the site and resulted in the applicant submitting a Lawful Use Certificate to prove that works had commenced on the site. However, this was determined as Unlawful on 6 December, 2024. Although the Planning Department confirmed that relevant work had commenced on the site, a Lawful Use Certificate was not granted as the applicant had demolished part of the building that should have been retained. This meant that the applicant had contravened the original permission and it would no longer be possible for them to carry out the work in accordance with the original permission. As a result, the applicant has submitted a further application to amend the design and to carry out further construction work than was permitted previously. An updated structural survey was submitted with the application, and it confirms that the outbuildings are in poor condition and that limited maintenance and repair work has been carried out over the past years. The Engineer states that the outbuilding is considered suitable for conversion as is noted within the report. The Engineer has also confirmed, through the Agent, that the reconstruction work shown on the proposed plans is accurate and reflects the reconstruction work that needs to be carried out. The overall appearance of the outbuilding and the extension is similar to the original plans except for the reconstruction of around 16 square metres of the original outbuilding, which was intended to be retained. There is no intention to build additional extension as part of this application. It is considered that approving the alterations would be better than refusing the application and leaving a partially completed building on the site. The recommendation was of approval of the application in accordance with the planning conditions contained in the Officer's report.

Councillor Kenneth Hughes, and a Local Member said that the family have had to live in a caravan for a number of years to enable them to be able to develop a family home on the site. He said that he supported the application and proposed that the application be approved in accordance with the Officer's recommendation.

Councillor Jackie Lewis, and a Local Member said that she also supported that application. Councillor Lewis seconded the proposal of approval of 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.

11 DEVELOPMENT PROPOSALS SUBMITTED BY COUNCILLORS AND OFFICERS

11.1 FPL/2025/312 – Full application for the erection of a roof covering over the existing feeding and gathering yard at Parc Mawr, Amlwch

The application was presented to the Planning and Orders Committee as the applicant is related to a relevant officer as defined within paragraph 4.6.10.2 the Council's Constitution. The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the Constitution.

The Planning Development Manager reported that the application is for the erection of a roof covering over the existing feeding and gathering yard together with ecological improvements within the structure. The proposed roof covering the concrete farmyard will be located to the northeast of the existing agricultural shed and will provide an extension to the shed. The proposed extension to the shed will provide additional capacity for housing cattle and will prevent rainwater from mixing with the manure in the yard. Consultations have been undertaken with Natural Resources Wales, Welsh Water and the Ecology Officer of the Council and no objection has been received as regards to the proposed development. The nearest neighbouring property is located approximately 220m to the Southeast with open fields, hedgerows and a public highway. The recommendation was of approval of the application.

Councillor Eurn Morris proposed that the application be approved in accordance with the Officer's recommendation. Councillor Geraint Bebb seconded the proposal of approval.

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

12 REMAINDER OF APPLICATIONS

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

13 OTHER MATTERS

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

**COUNCILLOR KEN TAYLOR
CHAIR**

PLANNING SITE VISITS

Minutes of the meeting held on 18 March, 2026

- PRESENT:** Councillor Ken Taylor (Chair)
Councillors Geraint Bebb, Jeff Evans, Kenneth P Hughes, John Ifan Jones, Robert LI Jones, Jackie Lewis
- IN ATTENDANCE:** Planning Development Manager (RLJ),
Team Leader (GJ),
Group Engineer Development Control & Traffic Management (AR),
- APOLOGIES:** Councillors Neville Evans, Glyn Haynes, Euryn Morris, Dafydd Roberts, Robin Williams
- ALSO PRESENT:** Local Members : Councillors Dyfed W Jones and Sonia Williams.
-

- 1. FPL/2024/228 – Full application for the erection of an extra care facility and residential care home with community facilities, construction of a new vehicular access, highway improvement works, demolition of the existing dwelling on the site together with associated development on land near Glasynys, Tyddyn Mostyn, Menai Bridge**

The Planning Officer presented the application from the proposed entrance to the site at Tyddyn Mostyn which was from an elevated position looking down towards the application site. Members are now familiar with the application site and its surroundings.

**COUNCILLOR KEN TAYLOR
CHAIR**

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Planning Committee: 01/04/2026

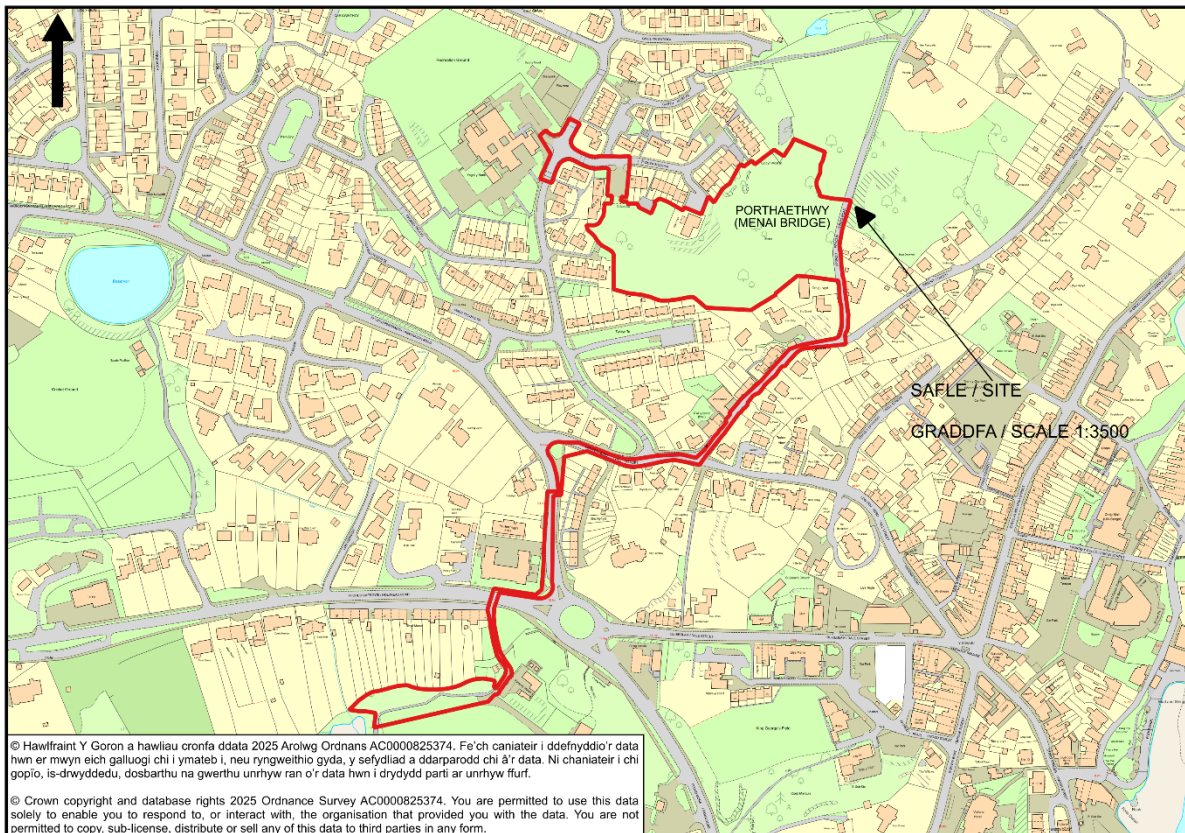
7.1

Application Reference: FPL/2024/228

Applicant: Head of Housing

Description: Full application for the erection of an extra care facility and residential care home with community facilities, construction of a new vehicular access, highway improvement works, demolition of the existing dwelling on the site together with associated development on land near

Site Address: Glanynys, Tyddyn Mostyn, Menai Bridge



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is presented to the Planning and Orders Committee as the planning application has been presented by the Isle of Anglesey County Council and is located on Council owned land.

A site visit took place on the 18th March 2026 and members are now aware of the site and its settings.

Proposal and Site

The proposal is a full application for the erection of an extra care facility and residential care home with community facilities serving both, together with associated development. The proposal includes the following:-

- Demolition of existing dwelling on the site
- Erection of a 45 number self contained extra care facility (31 x 1 bed units and 14 x 2 bed units)
- Erection of a 28-bedroom residential care home
- Community Facilities, including a restaurant/café, reception area, space/facilities for community support services including office space on the top floor
- External Amenity Areas
- Formation of an access road, car parking and off-road turning areas
- Highway Improvement Works
- Provision of fire/emergency vehicle access road off Druid Road
- Foul Drainage Scheme and Sustainable Surface Water Drainage System
- Surface Water Arrangements
- Landscaping, Biodiversity Enhancements
- Sub-Station and Associated works.

The application site is approximately 1.803 hectares and is set between Tyddyn Mostyn Estate to the West and Druid Road to the East. The site is located within a residential area within the development boundary of Menai Bridge. The site is also allocated as a housing allocation (T38). The land is currently vacant, is overgrown with trees, trubs and bracken and the land slopes considerably towards Druid Road. Access to the site is from the existing Tyddyn Mostyn estate and a new vehicular access is proposed so as to create a one way system. Highway improvement works and the proposal involves a new drainage pipe from the site along the highway down towards the Menai Straight to discharge surface water from the site.

The land to the North, South and West consist of residential housing of varied types, bungalows, houses and 3 storey flats. The area to the North East is an undeveloped green area.

This is a major planning application which has been subject to statutory pre-application consultation process. The requirement to carry out a pre-application consultation is set out in Section 17 of the Act and the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 as amended by the 2016 Order.

Key Issues

- Policy Consideration
- Design, Scale and Layout
- Landscape, Ecology and Green Infrastructure Statement
- Welsh Language
- Infrastructure and Open Space Provision
- Archaeology
- Highways, Access and Parking
- Sustainability
- Drainage
- Energy and Water Conservation
- Residential Amenity

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Strategic Policy PS 2: Infrastructure and Developer Contributions
 Policy ISA 5: Provision of Open Spaces in New Housing Developments
 Policy ISA 2: Community Facilities
 Policy ISA 1: Infrastructure Provision
 Strategic Policy PS 4: Sustainable Transport, Development and Accessibility
 Policy TRA 1: Transport Network Developments
 Policy TRA 4: Managing Transport Impacts
 Policy TRA 2: Parking Standards
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 6: Water Conservation
 Policy PCYFF 5: Carbon Management
 Strategic Policy PS 17: Settlement Strategy
 Policy TAI 2: Housing in Local Service Centres
 Policy TAI 11: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly
 Policy TAI 8: Appropriate Housing Mix
 Policy TAI 15: Affordable Housing Threshold & Distribution
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy AMG 1: Area of Outstanding Natural Beauty Management Plans
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation
 Policy AMG 4: Coastal Protection
 Strategic Policy PS 20: Preserving and where Appropriate Enhancing Heritage Assets
 Policy AT 4: Protection of Non-Designated Archaeological Sites and their Setting

Supplementary Planning Guidance - Affordable Housing (2004)
 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 2: Planning and Affordable Housing (2006)
 Technical Advice Note 15: Development and Flood Risk (2004)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 8: Renewable Energy (2005)
 Technical Advice Note 20: Planning and the Welsh Language (2017)
 Technical Advice Note 24: The Historic Environment (2017)
 Technical Advice Note 11: Noise (1997)

Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	General Policy Comments received

Strategol Tai / Housing Strategy	Comments received on the need for housing in the area.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Conditional Approval that work should be carried out in accordance with the ecological surveys submitted with the planning application.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the information submitted and recommendation of conditional approval.
Ymgynghorydd Tirwedd / Landscape Advisor	Comments received.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice in relation to working hours, information regarding rock excavation and the requirement to include a Construction Environmental Management Plan condition and Noise Assessment Condition.
GCAG / GAPS	No comments.
Gwasanaeth Addysg / Education Service	No financial contribution required.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Draenio / Drainage	Supportive of application subject to SuDS approval
Cynghorydd Sonia Williams	No response
Cynghorydd Robin Wyn Williams	No response
Cynghorydd Dyfed Wyn Jones	No response
Cyngor Tref Porthaethwy/ Menai Bridge Town Council	Requested further time to submit comments until 8/211
Gwastraff / Waste	General comments in relation to collection of waste
Betsi Cadwaladr University Health Board	Comments received
North Wales Police Service	No response
Gwasanaeth Tân Gogledd Cymru /North Wales Fire Service	No observations.
Gwasanaethau Cymdeithasol / Social Services	Need for this type of accommodation to meet the need locally
Rheolwr Polisi a Strategaeth / Policy & Strategy Manager	Standard Comments
Llywodraeth Cymru (Priffyrdd/Highways)	No response
Dwr Cymru/Welsh Water	Conditional Approval that only foul water shall be connected to the public sewerage system.

A Site notice was placed in several locations and neighbouring properties were notified by letter. The application was also advertised in the local newspaper as the development a major planning application. The expiry date for receiving representations was the 13th February, 2026. At the time of writing the report 10 web comments and 10 letters sent to the Department had been received all objecting to the proposal. The main comments as follows:-

- Development not needed and not a suitable site
- Not adequate infrastructure to support the development in terms of Highways
- Development near Primary School
- Affordable Housing better and Green Area should be retained
- Impact on adjacent residential properties in terms of scale, overlooking, noise, disruption
- Ecological Destruction and how will this be replaced
- Increase in Traffic, Highway Safety
- Not sustainable location
- Flooding as a result of development
- Noise and Light Impact
- Dwelling demolished and enquiry whether residents could be located on the site rather than off-site.
- Drainage capacity for the development
- Emergency Vehicles – how will this be accommodated
- Disruptions for residents as a result of the work especially the highway works
- No Construction Traffic Management Details
- Emergency Access – No guarantees this will not be used day to day.
- Mini roundabout welcomed
- No place to park at Tyddyn Mostyn estate for existing residents
- Geotechnical Survey should be undertaken
- Rock Assessment should be undertaken and impact upon neighbouring properties
- Pre-construction surveys of properties should be undertaken

In response to the comments raised:-

- The development is needed and the Social Services has confirmed that the development will provide the need for this type of development for local people.
- Local Infrastructure has been considered. The relevant consultees have been consulted and none object to the proposal.
- The site is located near a Primary School; however, the development will not impact the Primary School in any way.
- The Planning Department must consider the planning application that has been presented.
- The impact upon adjacent residential properties has been considered at length in the main body of the report.
- Ecological considerations has been considered at length in the main body of the report
- The Highways Authority is satisfied with access, parking, visibility and highway improvement works
- The site is within a highly sustainable location within easy reach of the Town Centre and bus stops.
- Surface Water has been considered appropriately, and the applicant will be required to obtain SuDS approval
- There will be an element of disruption during construction works, but this is only normal. Once works have been completed it is not considered that the proposal will have a negative impact upon adjacent residential properties.
- An existing dwelling will be demolished; however, the occupiers of the dwelling will be re-located, this will be subject to other relevant Departments making the correct choices.
- Welsh Water has confirmed that they are satisfied that there is adequate capacity to accommodate foul flows from the development.
- The access off Druid Road will be for emergency vehicles only and a condition will be placed on the permission to ensure that this is the case.
- The Highways Authority have expressed no concern on loss of parking spaces on Tyddyn Mostyn Estate
- A Geotechnical Survey has been undertaken
- A condition will be placed on the permission to ensure that adequate rock excavation information is submitted prior to the commencement of work on site.

Relevant Planning History

None.

Main Planning Considerations

Policy Considerations.

In the Joint Local Development Plan (JLDP) Menai Bridge is identified as a Local Service Centre under Policy TAI2 (Housing in Local Service Centres). The policy supports housing within the development boundary subject to the criteria of the policy being satisfied.

The site lies within the Menai Bridge development boundary and is allocated under T38 as a housing site to deliver an estimated 40 residential units. The main relevant policies for this application is therefore TAI2 and TAI11 (Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly).

The indicative provision for Menai Bridge over the plan period is 115 units. During the period of 2011 to 2023 a total of 72 units have been completed in Menai Bridge. The proposal would provide an additional 15 units and there is insufficient capacity within Menai Bridge for this additional growth. The indicative growth level for Local Service Centres is 1754 units, 996 units were completed between 2011 and 2023 in all Local Service Centres. 503 units in the land bank and 311 units on allocated sites without permission. This means that there is a current shortfall of -56 units.

As the settlement has exceeded its growth, the application needs to be justified outlining how the proposed development addresses the needs of the local community.

Policy TAI11: Residential Care Homes, Extra Care Housing or Specialist Care Accommodation for the Elderly

The policy states that proposals for the above will be permitted providing they comply with the following:-

1. Residential care homes, extra care homes or specialist care accommodation are located within the development boundaries of either Sub-regional Centre or Urban or Local Service Centres or;

The application site is within the development boundary of a Local Service Centre and therefore complies with criteria 1 of the policy.

2. Specialist Care Accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location is provided, taking into account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/or unavailable; and

The development complies with criteria 1 and therefore criteria 2 of the policy is not relevant.

3. In the case of residential care homes and extra care housing, the site must be within reasonable walking distance to services and facilities within the Centre or a high frequency public transport route to the services and facilities, and

The application site is in a highly sustainable location within close proximity of the town centre. The site also has a high frequency public transport that links to the town centre and further afield.

4. The proposal will not result in over provision of care accommodation compared to the needs of the locality

The Director of Social Services has confirmed his support for the planning application as there is an unmet need for this type of accommodation in the locality, and the proposal would not result in overprovision of 'care accommodation'.

Paragraph 4.2.13 of Planning Policy Wales (PPW) states that planning authorities should identify where interventions may be required to deliver the housing supply, including for specific sites. There must be sufficient sites suitable for the full range of housing types to address the identified needs of communities, including the needs of older people and people with disabilities. In this respect, planning authorities should promote sustainable residential mixed tenure communities with 'barrier free' housing, for example built to Lifetime Homes to enable people to live independently and safely in their own homes for longer.

The proposal will make a valuable and significant contribution to addressing the current unmet needs for these types of accommodation in the locality and in a highly sustainable and accessible location and allocated housing site within the development boundary. The aim of this planning application is to meet the identified local needs for such a facility, addressing the needs for both Extra Care self-contained accommodation as well as specialist Residential Care specifically for those with dementia. The proposal will include an integrated health and social care community resource facility. Onsite provision will also provide a local Community Resource Team hub, which will facilitate closer contact and improved support for the community. This will make provision in the south of the Island, thus meeting a gap in provision in the area and complementing the similar services provided in Llangefni and Holyhead.

The proposal would exceed the indicative growth level of the settlement by 27 dwellings (i.e 5 dwelling increase over the indicative 40 allocation for the site, plus the existing 22 units beyond the indicative growth level projected for the settlement as a whole).

In accordance with the Housing Need Report, there is a clear demand for 100% affordable units and specialist accommodation such as this one.

Policy PCYFF2 states that developments should achieve a density of 30 dwellings per hectare. The proposal will provide 25.61 dwellings per hectare, which is below the requirements of the policy; however, bearing in mind the topography and constraints of the land, the need to retain trees on the borders of the site as well as provide adequate facilities such as parking, biodiversity enhancements and provide adequate space between the development and adjacent residential properties it is considered that the proposal is acceptable.

Policy TAI 8 of the JLDP states that all housing developments must ensure that the development contributes and improves the balance of housing and meet the identified needs in the community. A Housing Market Assessment has been provided with the planning application and confirms that the proposal would address a specialist need. The demand for this type of development is growing and this type of specialist accommodation with a projected 70% rise in over 85's on the island in the next 10 years.

The extra care facility will be a C2 Use Class as there is communal facilities provided with the scheme. It will be offered solely as rented accommodation with rents set out at an affordable level. The proposal will be owned and managed by the Isle of Anglesey County Council, and this will ensure that the extra care facility will provide 100% affordable units in perpetuity.

The extra care facility will provide 32 no 1 bedroom self-contained apartments and 13 no 2-bedroom self-contained apartments. The residential care home element will provide 28 no bedrooms with en-suites which will be let using a local letting policy, with a panel assessing potential occupiers based on needs to ensure a balanced mix of needs.

Within the development boundary of Menai Bridge, proposals for residential development must achieve 30% affordable dwellings, this would equate to 13.5 units if the proposal was treated as a residential development. However, this site would provide 100% affordable housing in perpetuity.

The proposal also includes provision for community facilities such as:- Multipurpose rooms and communal facilities which will be available for use by residents and local community groups. A local Community Resource Team hub will be provided in the building which will facilitate closer contact and improved

support for the community, external terraced area, and a café/restaurant. The café/restaurant will be primarily for use for the occupiers of the Extra Care facilities but it will also be available to visitors and local residents. It is considered that this café/restaurant will be ancillary to the main use and it is not considered that the café/restaurant will have a direct impact upon businesses within the Town Centre.

Policy ISA2: Community Facilities states that proposals will be permitted providing they comply with the following:-

1i. they are located within or adjoining a development boundary or they are located outside the development boundaries but within clusters where the proposal will provide an essential facility to support the local community;

The application site is within the development boundary and therefore complies with this criteria.

ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;

The proposal will serve the accommodation within the proposal, which would also be available to the local community. There is no building on the site that could be used.

iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;

This criterion is not relevant to the proposal.

iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;

It is considered that the scale of the community facility is adequate to meet the needs of the development and surrounding area.

v. the proposal is easily accessible by foot, cycle and public transport.

The application site is in a highly accessible area of Menai Bridge with an excellent public transport hub.

Paragraph 4.4.1 of PPW states the importance of community buildings for sustaining communities and their well-being.

It is important to note that this site is allocated for housing purposes; however, it is not considered that the community resource will have an adverse impact upon the housing allocation as it is an integrated part of the development.

Design, Scale and Layout

The proposed building will consist of a site area of approximately 1.8ha with a building footprint of approximately 2,450 square metres and open space approximately 7,980 square metres. The building will be a mixture of 2 and 3 storey's in height using the topography of the land. The building on the upper end of the site near Tyddyn Mostyn is kept to a lower scale whilst the larger building is set down on the lower levels of the site to minimise impact on the landscape. The 3 storeys will be located on lower ground and will not exceed the height of the building on the upper side of the site. The use of vehicles is restricted to the higher level near Tyddyn Mostyn to ensure that the lower end of the site is kept car free.

When viewed from Tyddyn Mostyn, the buildings are seen as single storey, when viewed from the south, the building is three storeys with a mixture of flat and pitched roofs. The mature and semi-mature trees around the edge of the site provide a good enclosure and separation between the residential properties. A larger area of woodland to the north east provides a dense wooded backdrop.

The perimeter areas will be left for green landscapes spaces and buffer zones around the scheme. The landscaping proposals have been designed to retain greenery around the site to encourage access to the garden by residents.

Stone retaining walls will be erected to form courtyards and terraces as shown on drawing number 1845-JMA-ZZ-XX-DR-A-0104 'Proposed Scheme Plan – Lower Levels'.

There will be various means of enclosures surrounding the site to secure the site, these include metal railings of various heights and post and wire fence including the retention of thick hedging and retention of existing mesh fencing, high block walls and low sandstone walls.

The proposal considers the varying land levels to ensure that the design complements the area. Parking arrangement has been carefully placed on higher ground in close proximity of the access. The careful positioning of the building ensures that the proposed building is kept at an acceptable distance away from existing residential properties.

The use of high quality material is important, the proposed plans indicate that a mixture of brick, stone work, zinc wall tiles UPVC windows and doors and natural slate roof will be used; however, a condition has been placed on the permission to ensure that full specification details of external materials is submitted to the LPA for consideration.

The proposal does include the demolition of an existing residential property used by the Social Services Department. Confirmation has been received that the occupiers of the dwelling will be re-located to another location. The residential property will need to be demolished to ensure that adequate access can be made to the proposed site.

The site consists of a rocky outcrop, a condition has been placed on the permission to ensure that full details of rock excavation is provided to the Local Planning Authority prior to the commencement of work on site.

The proposal also entails the installation of an electrical sub-station. Due to the potential for low frequency noise to be emitted a noise impact assessment needs to be conducted for the whole development in accordance with BS4142. A condition will be placed on the permission to provide a Noise Impact Assessment prior to the commencement of work on the site. This allows the Environmental Health Section to scrutinise noise levels prior to any work commencing on site.

It is considered that the design, scale, massing and layout of the proposal is adequate for the site. It is considered that the proposal has been well designed to make use of the varying land levels within the site. The proposed development is a large development; however, it is considered that it will complement and enhance the character and appearance of the site. The proposal represents a good design and the site layout has been well thought out to make use of the varying land levels on the site. The materials are high quality and will help mitigate the impact of the building. Other residential properties surround the site which in turn mitigates the scale of the development. The site is located within the development boundary of Menai Bridge. The site is located in a highly densed residential area with a housing allocation for approximately 40 units. It is considered that this proposal will have less of an impact upon immediate residential properties than a potential scheme of 40 residential units. The proposal complies with the requirement of Policy PCYFF3.

Policy PCYFF4 states that proposals should integrate into their surroundings and a landscaping scheme should be considered from the outset. A landscaping scheme has been provided with the planning application and off-site planting has also taken place. This will be discussed in more detail in the next section. The proposal is considered to comply with the requirements of Policy PCYFF4.

Landscape, Ecology and Green Infrastructure Statement

Due to the elevated land there is potential for wider views from various locations. A Landscape and Visual Appraisal has been submitted with the planning application to assess the proposal and its impacts.

The Landscape and Visual Appraisal states that the proposal will have a neutral impact upon the wider landscape during and post construction with no impacts identified upon designations, protected buildings, landscapes or structures. The report states that the proposal would tidy up a neglected site and provide new habitat, biodiversity features and amenity features. The proposal is shown to have a slightly beneficial impact upon its setting through new planting and careful approach to site layout and use. The site is concluded to be immediately visible to surrounding properties, and would also appear in views from further afield, and to be acceptable in local views, and to form an expected and complimentary feature amongst existing development in longer range views. Thus, it concluded that it would have a negligible impact in distant views. The overall visual effect is also considered to be neutral.

The application site is not within the Area of Outstanding Natural Beauty (AONB) however a small part of the off-site surface water drainage work will be within the AONB. Due to the small nature of this work it is not considered that the proposal will impact the special qualities of the AONB. The Ecological Advisor has screened the application under the Habitat Regulations and confirmed that the mitigations included that there is unlikely to be any likely significant effects on the identified designated sites.

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.

There is a mixture of habitats on the site comprising of broadleaved woodland, scrub, bracken and tall ruderal vegetation.

An Arboricultural Impact Assessment (AIA) was submitted with the planning application which confirmed that a total of 141 trees are to be removed, but only 5 of these are Category A. There are two areas of broadleaved woodland (G2 and W1) and Ash dieback is present on the site. Removal of southwest edge of W1 will remove the windfarm edge, exposing the retained trees to prevailing southwest winds. The building's location will likely have a negative impact on G2. The AIA identifies tree protection measures to ensure that the Root Protection Areas of the retained trees are protected during works. A condition will be placed on the permission to ensure that the works comply with the AIA Tree Protection Measures.

The drainage work involves the removal of 2 trees near the Menai Straits (T142 and T180) to allow adequate drainage pipes to be installed under ground to deal with surface water from the site. To mitigate for the additional loss of trees a total area of 2500 square metres/ 400 trees has already been planted at the Penhesgyn site.

In accordance with Planning Policy Wales requirements a total of 429 trees should be planted to mitigate for the 143 trees lost.

As well as planting at Penhesgyn, new trees will also be planted on the site and additional buffer zones are proposed around the perimeter of the site to assist in ecological connectivity via green corridors, with biodiversity enhancements to existing hedging and new open spaces. A condition will be placed on the permission to ensure that a full landscaping plan is submitted to and approved in writing by the Local Planning Authority and if the landscaping on site falls short of the landscaping requirements further planting will be carried out off-site at Penhesgyn.

The planning application was accompanied by an Ecological Impact Assessment for the surface water drainage works off site as well as a Preliminary Ecological Assessment for the existing property that will be demolished and an assessment of the site. An ecological appraisal and ecological survey have been provided with the planning application. No protected species was identified on the site but there was

some species located in close proximity of the site. No bats were recorded on the site, but the site has potential value as foraging and commuting habitat. The proposal includes a Reasonable Avoidance Measures (RAM) document providing mitigation and enhancement measures, including provision of bat tubes, and recommendation for lighting. The site has potential to host nesting birds and foraging habitat. The RAM includes provision of bird nesting boxes on the site. The site has potential for reptiles and the report states that if they are present on site their numbers will be low. An eDNA test confirmed that great crested newts are not present in the locality and recommends that mitigation measures to avoid construction impacts and compensate for loss habitat, as well as enhancement to ensure that the site's habitat value increases post development. A condition will be placed on the permission to ensure that the RAM is followed in its entirety.

No squirrels were found to be present on the site, this was confirmed by a drey survey.

The proposal includes a variety of biodiversity enhancements which includes Bee Bricks, Bat Tubes, Swift Nest Boxes, House Sparrow Colony Boxes, New Hedgerow Planting, New Wildflower Meadows, Ornamental Planting, Tree Planting on site, Invasive Non Native Species Eradication and also off-site landscape mitigation at Penhesgyn.

The site has revealed the presence of Japanese Knotweed, Montbretia, three-corned garlic and a variegated yellow archangel which is listed as Invasive Non-Native Species. A condition will be placed on the permission to ensure all works comply with the Invasive Non-Native Species Biosecurity Risk Assessment and Eradication Programme by Cambrian Ecology Ltd dated 15th August 2024 and Proposed Surface Water Drainage Route Biosecurity & Pollution Control Plan dated 27th February, 2026.

Welsh Language

A Welsh Language Assessment (WLA) has been provided with the planning application to assess the possible impact of the development upon the Welsh Language. The WLA concludes that proposal will have a modest impact and is unlikely to result in any harm due to its suitable scale in terms of the resident local population and the clear targeting of the scheme as identified local need.

The report identifies that the proposal is likely to be beneficial as it would provide specialist accommodation suited to serving the needs of the local area's older residents. This will allow local people to continue to live in the area as they age. This will ensure that the development provides a long-term asset for the community and would be an important component in retaining old Welsh users in the community.

The WLA states that there is very modern risk of non-Welsh speakers being resident, though they are likely to already be resident in the area bearing in mind the level of local need. This will not substantially change the Welsh Language profile of the community.

The WLA states that during and post construction, the proposal would result in local people being employed.

Mitigation Measures have been identified in the WLA to ensure that the proposal mitigates the modest risks and impacts identified. A condition will be placed on the permission to ensure that the Mitigation Measures are complied with and that bilingual signs and the retention and use of Welsh names for the development.

It is considered that the proposal fully considers the Welsh Language and complies with Strategic Policy PS1 and PS5 of the JLDP, guidance set out in the SPG Maintaining and Creating Distinctive and Sustainable Communities, advice contained within Planning Policy Wales and Technical Advice Note 20.

Infrastructure Provision and Open Space Provision

Policy ISA1: Infrastructure Provision states that a financial contribution may be sought to improve a range of infrastructure, facilities and services. As this development is for an extra care facility and residential care home, there will be no requirement to provide a financial contribution towards education facilities. Betsi Cadwaladr is not of the opinion that a financial contribution is required towards healthcare facilities.

Policy ISA 5 of the JLDP states that proposals for 10 or more dwellings must provide sufficient open space as part of the development where existing open space cannot meet the needs of the proposed housing development. The SPG on Open Spaces in New Residential Development provides further guidance in respect of the need for open space within developments. The SPG provides exceptions the open space policy when it comes to extra care facilities, Paragraph 3.4.1 and 3.4.2 of the SPG states that an open space contribution will not be sought from extra care facilities as children will not live in these types of units.

However, the proposal does provide amenity space as part of the scheme so that occupiers and the community can enjoy the outdoor space.

The proposal therefore complies with Policy ISA5 of the JLDP and the SPG Open Spaces in New Residential Developments.

Archaeology

A geophysical survey has been submitted with the planning application. The geophysical survey states that there is low potential on the site and no further investigation is required.

Highways, Access and Parking

The development will be served by two vehicular accesses from the Tyddyn Mostyn estate. The two accesses will act like a one-way route through the site. The proposal also includes a pedestrian access from the site onto the existing footway. A pedestrian ramped access will link from the delivery/taxi drop off point to the main entrance as well as sufficient cycle/buggy storage.

There will be 50 car parking spaces approx 2.4m x 4.8m with a 6m manouvering space. The proposal entails 4 disabled parking bays, 5 EV charging bays, 2 delivery bays as well as 4 motorcyle parking bays. An access is also proposed on the lower level of the site to the West of Druid Road. This access would remain shut when not in use and only used for emergency vehicles.

A Transport Statement (TS) has been submitted with the planning application to assess the highways and accessibility of the proposal. The conclusion of the TS states that the proposal would be well served by existing infrastructure, with no evidence of safety issues in the locality. The statement recognises that the area is in a very sustainable location served by public transport, within easy reach of the town centre. The statement confirms that both accesses, internal road layout, parking and traffic is acceptable and suitable to accommodate the proposal.

The TS identifies that there has been three serious collisions and one slight collision from 2017-2021. Two of the collisions happened in Tyddyn To and the slight collision happened on the B5420. None of these accidents are located close to the proposed accesses proposed for this development.

A traffic survey has been undertaken and the projections of traffic generated by the development has been assessed. The trip generation information states the following:-

- 14no staff will be travelling to the site for 09:00 and then leaving the site at 17:00.
- 10 residential care staff travelling to the site at 08:00 and finishing 15:00 and 7 staff for the shift starting at 15:00 and finishing 22:00.
- 22 trips for the community resource team

The multi-modal split data has informed the TS that not everyone will be travelling to the site by car; however, 22 development trips was used to inform the future scenarios in the operational assessment.

The conclusion of the survey confirms that the proposal would not cause operational or difficulties for the local network or junctions.

The proposal also includes highway improvement works which consists of a mini roundabout before entering the Tyddyn Mostyn Estate. Other works includes refurbishment of existing parking arrangements at Tyddyn Mostyn.

The Highways Authority has confirmed that there is sufficient parking provision on the site. A condition has been placed on the permission to ensure a Travel Plan is submitted to the LPA prior to the occupation of the development to assist in reducing car usage.

Sustainability

Strategic Policy PS4: Sustainable Transport, Development and Accessibility states that development should be located so as to minimise the need to travel. Proposals should improve and maximise accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.

Strategic Policy PS5: Sustainable Development also states that development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. Criteria 12 states that reducing the need to travel by private transport and encouraging the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS4.

Menai Bridge has an excellent public transport hub, a number of buses run through Menai Bridge which provides connections to Bangor, Beaumaris, Llangefni, Llanfairpwll and further afield. A bus stop is located approximately 246m away from the site near Tyddyn To and another bus stop is located approximately 0.52km away near Trem Eryri Junction which is served by 5 different bus route services. A train station is located in Bangor approximately 2.5km from the site and the Llanfairpwll train station which is located approximately 3km from the site.

The site is also within walking distance to Menai Bridge Town Centre with adequate public footpaths and street lighting. The site is well located for cyclists and the site is close to the National Cycling Route (NCR) 8 which runs North-South from A5025 to the A5.

The proposal is in a highly sustainable location and the proposal complies with Strategic Policy PS4 and PS5 of the JLDP. The Highways Authority are satisfied with parking, access, visibility and the highway improvement works proposed and the proposal is not considered to have a negative impact upon the existing highway network. The proposal therefore complies with Policy TRA2 and TRA4 of the JLDP.

Drainage

The proposed site is located in the catchment of a public sewerage system which drains to Treborth Wastewater Treatment Works. Welsh Water has confirmed that the impact of foul flows generated by the development can be accommodated within the public sewerage system and connection is made at manhole SH55725301 located in Druid Road to the South-East. Welsh Water has confirmed that no surface water from the site should connect to the public sewerage system and this has meant that an alternative scheme was required to ensure that the site is adequately drained. This resulted in further amendments to the proposal.

To ensure sufficient surface water arrangements is made it will be necessary to install new drainage pipes under the Highway along Druid Road, Mount Street, Hill Street, Pentraeth Road, Holyhead Road before being discharged into the Menai Straits. This does mean extensive work and highway disruption; however, the highway works are temporary in nature during construction. Natural Resources Wales have not expressed any concern on the method of discharging surface water to the Menai Straits.

Energy and Water Conservation

The proposal will be designed to reduce its energy consumption through high levels of insulation and energy efficient technology. BREEAM assessment work has commenced, and it is expected that the proposal will meet an excellent standard. The proposal entails a large area of the roof to be covered by solar PV panels.

A Water Conservation Strategy has been submitted with the planning application which demonstrates measures to be incorporated into the proposal to reduce water usage. This ensures that the proposal complies with Policy PCYFF6 of the JDLP.

The Water Conservation Strategy confirms that due to the physical site constraints, the re-use of surface water cannot be considered as the sole method of surface water disposal.

The proposal will also be subject to a formal SuDS application which will consider water conservation and surface water in greater detail.

Residential Amenity

The application site is located in a residential area with residential properties located at Tyddyn Mostyn to the North of the Site and residential properties sporadically located to the East, South and West.

Policy PCYFF2: Development Criteria is relevant, and all planning application should ensure that 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. The replacement dwelling is located far enough from any neighbouring residential property to cause any impact upon their amenity.

Consideration has been given to the Supplementary Planning Guidance (SPG) on Urban and Rural Environment Guidance Note 8 'Proximity of Development'. The SPG was adopted to assist the Local Planning Authority assess whether development would have a negative impact upon adjacent residential properties. The distances set out in Guidance Note 8 ensures that development does not have an impact upon the amenity of existing properties in the locality.

The SPG states that if there are site level differences all the distances will need to be increased by 3 metres for each storey.

Careful consideration has been given to all residential properties surrounding the development.

40-46 Tyddyn Mostyn – The lower floor is below their ground level and from their property the development will appear as two storey. There is a separation of between 34.8 metres – 48.6 metres from the main building, The woodland in front of their properties will also screen the development. The car parking areas are located at an appropriate distance away from their property. When considering the distances set out in the SPG the proposal complies with the guidance in terms of distances.

47-55 Tyddyn Mostyn – The proposed parking for the development abuts the rear garden areas of these properties. The properties are separated by fencing and planting and further planting is also proposed on the boundary. These properties are located in a busy residential area with an estate road to the North. It is not considered that the car parking area will have a negative impact upon their amenity.

Flats 56-64 Tyddyn Mostyn – These flats are located near the proposed exit point. There is an existing car parking area in this location, and it is not considered that the car park and access will have an impact upon their amenity. As stated above these flats are in a busy residential area with an existing car park located to the East of the flats.

42 and 43 Tyddyn To – There are other properties located nearby; however, number 42 and 43 Tyddyn To are located the closest to the site. The proposed building is located a considerable distance away from these residential properties. The new access road will be located approximately 42 metres away from their boundary as well as existing trees and hedges which will naturally screen the site. It is not considered that the development will impact the amenities of these residential properties.

15 + 16 Tyddyn To – Due to the orientation and distance of the proposed building away from these properties it is not considered that the proposed development will impact their amenity. The proposed development complies with the distances set out in the SPG.

Craig Heulog, Mount Street – The proposed building is located approximately 38.7m away from the boundary of Craig Heulog and approximately 55m from the property itself. The proposal complies with the distances set out in the SPG. A native hedge is proposed on the South boundary and the existing woodland and trees are retained which will act as a barrier between the property and the site.

Bryn Difyr, Mount Street - The proposed building is located approximately 38m away from the boundary of Bryn Difyr and approximately 49m from the property itself. The proposal complies with the distances set out in the SPG. A native hedge is proposed on the South boundary and the existing woodland and trees are retained which will act as a barrier between the property and the site.

Graig Lwyd, Mount Street - The proposed building is located between 24.56m and 37.05 metres away from the boundary of the property. The orientation of Graig Lwyd means that only the gable end elevation of the property will face the development. The proposal complies with the distances set out in the SPG. A native hedge is proposed on the South boundary and further trees are proposed near the boundary, this will act as a barrier between the property and the site. An emergency track will be located near the gable end of Graig Lwyd, but this is an emergency track and entrance and will not be used for day to day activities.

Druid Cottage and Bwthyn Bryn, Druid Road – These properties are located on Druid Road. There is sufficient screening and separation distance including a highway between the proposed building and their residential properties. The proposal will not impact upon their amenity in any way.

Based on the above, it is considered that the proposal complies with the distances set out in the SPG. Existing trees and hedges will separate the majority of the houses from the application site. It is not considered that the proposed development will have a negative impact upon the amenities of these residential properties and the proposal therefore complies with Policy PCYFF2 of the JLDP and guidance set out in the SPG Urban and Rural Environment.

Conclusion

The proposal for an extra care facility and residential care home is considered to comply with Policy TAI 11 of the JLDP. The site is within a highly sustainable location within easy reach of shops located in the Town Centre. On this basis, the proposed parking arrangements are deemed acceptable. It is not considered that the proposal will impact the Welsh Language. The proposal provides a scheme to address surface water from the development; however a further SuDS approval will be required for the drainage works. The proposal has identified sufficient landscaping and ecological enhancements and complies with relevant local and national policies. The proposal will not impact adjacent residential properties as outlined in the main body of the report. The recommendation is one of approval.

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 Occupancy of the Extra Care and Residential Care Home hereby granted planning permission shall be restricted to

a) A person aged 55 years or over and to any spouse, civil partner or dependent relative of that person

b) A person of any age with a personal care plan (care provided by a personal care team on site) by reason of health or social need and to any spouse, or civil dependent relative of that person.

Reason: To define the scope of this permission

(03) The application site shall be developed strictly and entirely in accordance with the mitigation measures and best practice methods outlined in the Preliminary Ecological Assessment dated 4th February, 2026 and the Ecological Impact Assessment dated 10th February, 2026 submitted with planning application FPL/2024/228.

Reason: In the interests of ecology.

(04) No tree or vegetation removal or intrusive works near existing trees and hedges shall take place between 1st March and 31st August in any year unless the trees and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation removal between 1st March and 31st August.

Reason: To safeguard any nesting birds which may be present on the site

(05) The application site shall be developed strictly and entirely in accordance with the Invasive Non-Native Species Biosecurity Risk Assessment and Eradication Programme by Cambrian Ecology Ltd dated 5th February, 2026 and Proposed Surface Water Drainage Route Biodiversity & Pollution Control Plan dated 27th February 2026 submitted with planning application FPL/2024/228.

Reason: To ensure Invasive Non-Native Species is regulated

(06) Prior to removal of any trees on land near the Rugby Club for the off-site drainage works near the Menai Straits. A qualified ecologist must inspect any trees that are to be removed to confirm the absence of nesting birds.

Reason: In the interest of Ecology

(07) The application site shall be developed strictly and entirely in accordance with the Arboricultural Impact Assessment NWTC.23.12 v5 dated 09/02/26, Tree Constraints Plan TCP1 NWTC.23.12.01 v4, Tree Protection Plan TPP NWTC.23.12.04 v4, Tree Data Sheet dated 30/11/2022 v3.0, Tree Removal Plan TRP NWTC.23.12.03 v4, Tree Survey and Constraints Report by Amenity Tree Consultants 11755 version 1 and Arboricultural Impact Assessment by Amenity Tree Consultants 11755 version 1.

Reason: To ensure work proceeds in accordance with the submitted plans and that existing trees are protected in accordance with Policies PCYFF 3 and 4 of the JLDP.

(08) Notwithstanding the submitted Landscaping scheme, no construction of the approved buildings beyond slab level shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant). The landscaping scheme shall be implemented in accordance with the approved details in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained 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 interests of the visual amenity of the locality.

(09) In accordance with Condition (08), should the number of new trees on site required as mitigation fall below the requirements of 29 trees, further planting shall be carried out to complement the Tirlenwi Gwyllt/Wildlife Landfill Initiative at the the Penhesgyn Recycling Site to ensure that the proposal complies with the requirements of Planning Policy Wales. Details shall include numbers, species and location and timing for their planting. The planting scheme shall be implemented in accordance with the approved details and 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 of the same species and size as those originally required to be planted.

Reason: In the interests of the visual amenity of the locality and in accordance with Planning Policy Wales.

(10) A 5 year landscape management and maintenance plan to monitor and manage the landscaped areas, habitat areas including the swales and attenuation pond, shall be submitted to and approved by the local planning authority prior to the occupation of the development. The site shall be managed and maintained in accordance with the approved details.

Reason: To ensure that the landscaped areas are well maintained for the lifetime of the permission hereby approved.

(11) Prior to the first use of the development hereby approved a scheme detailing all external lighting (which shall include a timetable for its implementation) shall be submitted to and approved in writing by the local planning authority. The scheme shall be designed to ensure that there is no light spillage onto any surrounding land or properties and shall include full details of all lights including luminaire, light spill details, lamp, beam widths, and any anti-glare hoods to be used. The development shall be carried out in accordance with the approved scheme and retained for the lifetime of the development hereby approved.

Reason: In the interests of the amenity of the locality and in the interest of biodiversity.

(12) The prior agreement of the local planning authority shall be obtained before any trees or hedges on the site or on the boundaries of the site are lopped, topped or felled (not including the trees identified to be removed, lopped or topped as part of this planning application) and if any such trees or hedges are felled they shall be replaced to the satisfaction of the local planning authority.

Reason: In the interest of amenity.

(13) Prior to the first use of the development hereby approved, full details of the electric vehicle charging points shall be submitted to and approved in writing by the Local Planning Authority. Details shall include charging units/connection points and location of the charging

points together with a timetable for its implementation. The development shall be then proceed in accordance with the approved details and shall be retained for the lifetime of the development.

Reason: To ensure that the development provides environmental benefits in accordance with Policy TWR3 and Strategic Policy PS5 and PS6 of the Joint Local Development Plan.

(14) Any construction works including rock excavation work 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.) Unexpected or outside of these hours should only take place following prior agreement with the Authority, or in the case of an emergency must be notified to the Authority within 24 hours.

Reason: In the interest of residential amenity

(15) The access shall be laid out and constructed strictly in accordance with the submitted plan before the use hereby permitted is commenced and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(16) The car parking accommodation shall be completed in accord with the details hereby approved before the use hereby permitted is commenced.

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.

(17) No development shall commence, including any works of demolition, until a Construction Traffic Management Plan (CTMP) has been submitted to, and approved in writing by, the local planning authority. The (CTMP) shall include details for both on-site and off-site drainage works. The approved plan shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;**
- ii) loading and unloading of plant and materials;**
- iii) storage of plant and materials used in constructing the development;**
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v) wheel washing facilities;**
- vi) measures to control the emission of dust and dirt during demolition and construction; and**
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.**

Reason: In the interest of highway safety

(18) The Highway improvement works shall be completed strictly in accordance with drawing number 08922-CCE-XX-XX-DR-C-038 Rev 01 and shall be completed to the satisfaction of the Local Highway Authority prior to the commencement of development on the application site hereby approved.

Reason: In the interest of highway safety and for the avoidance of doubt

(19) No construction of the approved buildings beyond slab level may take place until a written travel plan has been submitted to and agreed in writing by the local planning authority. The travel plan shall include measures for encouraging the use of public transport, walking and cycling; a reduction of single occupancy private car journeys to and from the development; and a timetable for the implementation of measures within the

plan.

Reason: To encourage use of public transport, walking and cycling to reduce private car journeys

(20) The access off Druid Road shall only be used for Emergency Vehicles only and shall be gated and closed at all times when not in use by Emergency Vehicles.

Reason: In the interest of Highway Safety.

(21) No development shall commence on site (including any site clearance/preparation works) until a Construction Method Statement or Construction Environmental Management Plan (CEMP) has been submitted to the Local Planning Authority for approval in writing. Details shall provide the following, which shall be adhered to throughout the construction period:

- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of oils, fuels, chemicals, plant and materials used in constructing the development
- The erection and maintenance of security hoarding, including any decorative displays and facilities for public viewing
- Wheel-wash washing facilities and road-cleaning arrangements
- Measures to control the emission of dust and dirt during construction
- Measures to ensure surface water does not enter the public highway during construction.
- A scheme for recycling/disposing of waste resulting from site preparation and construction works
- Measures for the protection of the natural environment
- Hours of work on site, including deliveries and removal of materials
- Full details of piling technique to be employed, if relevant
- Location of temporary buildings and associated generators, compounds, structures, and enclosures, and
- Routeing of construction traffic.
- Rock Excavation requirements
 - working hours during the rock excavation.
 - length of time required to complete the rock excavation.
 - dirt and dust control measures and mitigation.
 - noise, vibration and pollution control impacts and mitigation.
 - Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development on local amenity

(22) No work beyond slab level shall commence until full specifications/details of all external materials of the building has been submitted to and agreed in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: To ensure the development fits into the landscape and makes use of appropriate materials.

(23) Full details of the Cycle/Buggy Store shall be submitted to and approved in writing by the Local Planning Authority prior to the use of the development commencing together with a timetable for its implementation.

Reason: For the avoidance of doubt.

(24) Any signs informing and promoting the development both within and outside the site must be Welsh or bilingual with priority for the Welsh language.

Reason: To ensure the proposal complies with Policy PS1

(25) Prior to the installation of the Solar PV panels, full details shall be submitted to and approved in writing by the Local Planning Authority. The solar panels shall be implemented in accordance with the submitted information.

Reason: In the interest of visual amenity.

(26) Only foul water from the development site shall be allowed to discharge to the public combined sewerage system and this discharge shall be made at manhole reference number SH55725301 as indicated on the extract of the Sewerage Network Plan.

Reason:- To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(27) The foul and surface water drainage system shall be fully operational prior to the use hereby approved commencing

Reason: - To ensure the site is adequately drained.

(28) Prior to the commencement of work on site, slab levels of the building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

(29) No development beyond slab level shall commence until a Full Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority. The Noise Impact Assessment should be conducted in accordance with BS4142 (2014+A1:2019) (Methods for rating and assessing industrial and commercial sound). The rating level of sound emitted from any fixed plant and/or machinery associated with the development shall not exceed background sound levels by more than 5 dB(A) between the hours of 07.00–23.00 (taken as a 15 minute LA90 at the nearest sound-sensitive premises) and shall not exceed the background sound level between 23.00–07.00 (taken as a 15 minute LA90 at the nearest/any sound-sensitive premises). All measurements shall be made in accordance with the methodology of BS4142 (2014 + A1:2019) (Methods for rating and assessing industrial and commercial sound) and/or its subsequent amendments.

Where access to the nearest sound-sensitive property is not possible, measurements shall be undertaken at an appropriate location and corrected to establish the noise levels at the nearest sound-sensitive property.

Reason: To protect the amenities of nearby residents.

(30) 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.

**Sustainable Drainage Strategy - AEX-CUR-XX-XX-RP-C-92001 Rev P02
Planting Species Selection List
Ecological Enhancements & Habitats - EA-5873 C103 Rev B
Off Site Mitigation Planting
Photograph of Off-Site Mitigation Planting
Net Benefit for Biodiversity Plan - Dated 30/07/2024**

Invasive Non-Native Species Biosecurity Risk Assessment and Eradication Programme -Cambrian Ecology Ltd dated 15th August, 2024 updated 5th February 2026
Proposed Surface Water Drainage Route
Biodiversity & Pollution Control Plan - Cambrian Ecology Ltd, 27th February, 2026
Transport Assessment - SYS_MENAI_2407203 dated 20/01/2024
Design and Access Statement - 1845-JMA-ZZ-00-DR-A-0803 Rev P02
Water Conservation Statement - Curtins
AEX-CUR-XX-XX-RP-C-90100 Rev P01
Geophysical Survey - 360 Archaeology dated January 2023
Preliminary Ecological Assessment - Cambrian Ecology Ltd dated 4th February 2026
Arboricultural Impact Assessment - North Wales Tree Consultancy NWTC.23.12.v5 dated 09/02/26
Tree Constraints Plan TCP1 - North Wales Tree Consultancy NWTC.23.12.01 v4
Tree Protection Plan TPP - North Wales Tree Consultancy NWTC.23.12.04 v4
Tree Data Sheet - North Wales Tree Consultancy dated 30/11/2022 v 3.0
Tree Constraints Plan TCP2 - NWTC.23.12.02 v4
Tree Removal Plan TRP - NWTC.23.12.03 v4
Community and Linguistic Statement - Owen Devenport Ref 1542/11/22
Landscape and Visual Appraisal Summary Document - April 2024 5873 D02 Rev B
Housing Need and Affordable Housing Statement - Owen Devenport 1542/11/22
Location Plan - AEX-JMA-ZZ-XX-DR-A-0111 Rev P04
Unit Locator Plan - AEX-JMA-ZZ-XX-DR-A-0209 Rev P03
Apartment Layout 2B3P - AEX-JMA-ZZ-XX-DR-A-0212 Rev P03
Apartment Layout 1B2P - AEX-JMA-ZZ-XX-DR-A-0211 Rev P03
Residential Unit Type 1 & Type 2 - AEX-JMA-ZZ-XX-DR-A-0210 Rev P03
Ground Floor Plan - AEX-JMA-ZZ-00-DR-A-0201 Rev P11
First Floor Plan - AEX-JMA-ZZ-00-DR-A-0202 Rev P10
Second Floor Plan - AEX-JMA-ZZ-00-DR-A-0203 Rev P10
Third Floor Plan - AEX-JMA-ZZ-00-DR-A-0204 Rev P10
Lower Level Plan - AEX-JMA-ZZ-XX-DR-A-1014 Rev P12
Upper Level Plan - AEX-JMA-ZZ-XX-DR-A-0105 Rev P12
Proposed Site Boundaries - AEX-JMA-XX-ZZ-DR-A-0206 Rev P03
Elevations 1 - AEX-JMA-ZZ-XX-00-A-0401 Rev P07
Elevations 2 - AEX-JMA-ZZ-XX-00-A-0402 Rev P07
Elevations 3 - AEX-JMA-ZZ-XX-00-A-0403 Rev P07
Elevations 4 - AEX-JMA-ZZ-00-DR-A-0404 Rev P07
Site Sections 1 - AEX-JMA-ZZ-00-DR-A-0304 Rev P04
Site Sections 2 - AEX-JMA-ZZ-00-DR-A-0305 Rev P04
Site Sections 3 - AEX-JMA-ZZ-00-DR-A-0306 Rev P04
Site Sections 4 - AEX-JMA-ZZ-00-DR-A-0307 Rev P04
Roof Plan - AEX-JMA-ZZ-XX-DR-A-0205 Rev P08
Drainage Layout Sheet 1 - AEX-CUR-XX-XX-DR-C- 92210 Rev P06
Drainage Layout Sheet 2 - AEX-CUR-XX-XX-DR-C- 92211 Rev P06
Drainage Details Sheet 1 - AEX-CUR-XX-XX-DR-C- 92231 Rev P03
Drainage Details Sheet 2 - AEX-CUR-XX-XX-DR-C- 92232 Rev P03
Drainage Details Sheet 3 - AEX-CUR-XX-XX-DR-C- 92233 Rev P03
Off-Site Drainage Layout Sheet 1 - AEX-CUR-XX-XX-DR-C- 92216 Rev P01
Off-Site Drainage Layout Sheet 2 - AEX-CUR-XX-XX-DR-C- 92217 Rev P01
Off-Site Drainage Layout Sheet 3 - AEX-CUR-XX-XX-DR-C- 92218 Rev P01
Drainage Layout Sheet 4 - AEX-CUR-XX-XX-DR-C- 92234 Rev P03
Drainage Layout Sheet 5 - AEX-CUR-XX-XX-DR-C- 92235 Rev P04
Drainage Layout Sheet 6 - AEX-CUR-XX-XX-DR-C- 92236 Rev P02
Off Site Drainage Overview - AEX-CUR-XX-XX-DR-C- 92215 Rev P01
Arboricultural Impact Assessment - Amenity Tree 11755 Version 1
Construction Environmental Management Plan
(Off-Site Drainage Works) - February 2026 Revision 01
Ecological Impact Assessment - Cambrian Ecology Ltd dated 10th February, 2026

Tree Survey and Constraints Report - Amenity Tree 11755 Version 1
General Arrangement Plan - EAL-5873 C100 Rev B
Existing Parking Refurbishment - 08922-CCE-XX-XX-DR-C-037 Rev 01
Highway Improvement Works - 08922-CCE-XX-XX-DR-C-038 Rev 01
Proposed Refuse Plan - 1845-JMA-ZZ-XX-DR-A-0003 Rev P02
Proposed Sub-Station - 08922-JMA-XX-XX-DR-A-0108 Rev P01
Proposed Vehicle/Pedestrian Access Plan - 1845-JMA-XX-ZZ-DR-A-0207 Rev P05
Proposed Materials 1 - 1845-JMA-ZZ-00-DR-A-0404 Rev P03
Proposed Materials 2 - 1845-JMA-ZZ-00-DR-A-0405 Rev P04
Indicative Materials Palette - Dated 15/08/2024
Landscape Sections 1 of 2 - EA-5873 002
Landscape Sections 2 of 2 - EA-5873 003

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, PS2, ISA1, ISA2, ISA5, PS4, TRA1, TRA2, TRA4, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, PS17, TAI2, TAI8, TAI11, TAI15, PS19, AMG1, AMG3, AMG4, AMG5, PS20, AT4

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: 01/04/2026

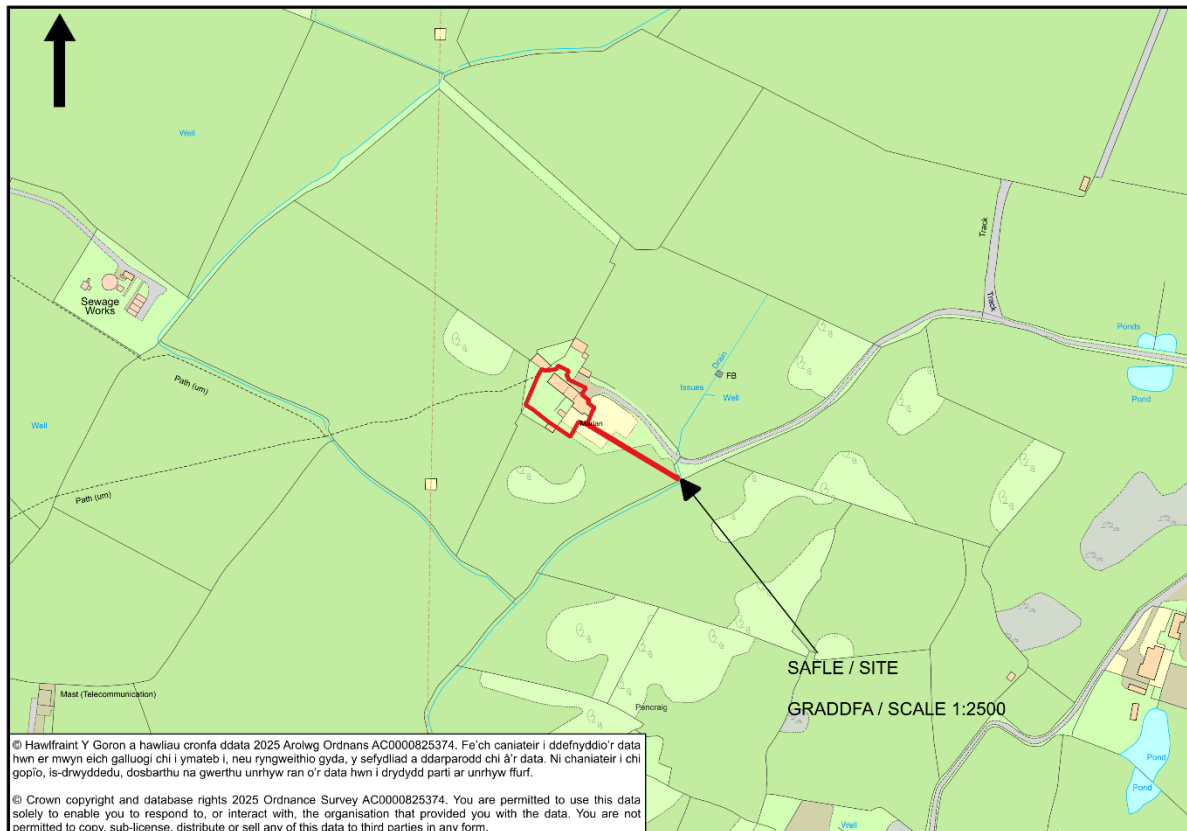
11.1

Application Reference: FPL/2025/9

Applicant: Mr & Mrs Owen

Description: Full application for demolishing the existing dwelling and adjoining structures, erection of a replacement dwelling together with the installation of a new treatment plant at

Site Address: Marian, Llanddeusant.



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 as the applicant is a relevant officer as defined in the Constitution. The planning application has been scrutinised by the Monitoring Officer.

Proposal and Site

This is a full application for demolishing the existing dwelling and adjoining structures, erection of a replacement dwelling together with the installation of a new treatment plant at Marian in Llanddeusant.

The application site is located in an isolated, open countryside surrounded by fields used to graze animals. Access to the site is via a long track that leads up to a cluster of dwellings in Elim.

Key Issues

- Justification
- Policy Considerations
- Design/Scale
- Ecology/Landscaping and Green Infrastructure Statement
- Structural Survey and Cost Comparison
- Highways
- Impact on neighbouring residential properties

Policies

Joint Local Development Plan

Strategic Policy PS 1: Welsh Language and Culture
 Policy TRA 4: Managing Transport Impacts
 Policy TRA 2: Parking Standards
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 4: Design and Landscaping
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 1: Development Boundaries
 Policy TAI 13: Replacement Dwellings
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Strategic Policy PS 5: Sustainable Development
 Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
 Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Replacement Dwellings and Conversions in the Countryside (September 2019)

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

Technical Advice Note 12: Design (2016)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 5: Nature Conservation and Planning (2009)

Technical Advice Note 20: Planning and the Welsh Language (2017)

Technical Advice Note 24: The Historic Environment (2017)

Planning Policy Wales (Edition 12, February 2024)

Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	No response
Dwr Cymru/Welsh Water	No response
Draenio / Drainage	Confirmation SuDS approval required and confirmation no concerns of flooding within the area.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with biodiversity enhancements and conditional approval recommended.

GCAG / GAPS	Conditional Approval
Priffyrdd a Trafnidiaeth / Highways and Transportation	Conditional Approval.
Cyfoeth Naturiol Cymru / Natural Resources Wales	Dim ymateb
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Standard Comments and confirmation that the development will not impact the PROW.
Cynghorydd Jackie Lewis	No response
Cynghorydd Llio Angharad Owen	No response
Cynghorydd Kenneth P. Hughes	No response
Cyngor Cymuned Tref Alaw Community Council	No response
Rheoli Gwastraff / Waste Management	Standard Comments in relation to waste collection.
Scottish Power Energy Networks	No response

The planning application was advertised by distributing letters to immediate neighbours. The expiry date to receive representations is the 06/10/25. A site notice was placed near the site and an advertisement in the local newspaper due to a PROW located within the red line of the application site. At the time of writing the report no letters of representation had been received.

Relevant Planning History

DAG/2024/4 - Application to determine whether prior approval is required for the erection of an agricultural shed for storage of machinery on land at - Marian, Llanddeusant – Permit 1/5/24

Main Planning Considerations

The site is located in an open countryside location surrounded by fields used for grazing animals. The site is located on low lying ground and is accessed from the unclassified road that leads from the cluster of houses at Elim.

Jusification

The justification for the proposed development is that the cost of repairing the existing dwelling would not be economically viable.

Policy Considerations

Policy TAI 13 is relevant for a proposal for a replacement dwelling. Consideration should also be given to the information in the 'Replacement dwellings and conversions in the countryside' Supplementary Planning Guidance (September 2019).

The building that is subject to this application is located outside any development boundary or identified cluster as noted in the Joint LDP i.e. it is located in the open countryside in terms of the JLDP.

As the proposal is for a replacement dwelling, the relevant policy is TAI 13. The criteria of policy TAI 13 is as follows:

The first criterion requires that outside development boundaries or identified clusters, that the present dwelling has a lawful residential use. The application site is outside the development boundary and the site is located in the open countryside. The Local Planning Authority are satisfied that the property has a

lawful residential use. The second criteria requires that the building is not listed, whilst the third criterion requires that the existing dwelling is of no particular architectural, historic, or visual merit, for which it should be conserved. The property is not a listed building and is not considered to have any merit worthy of being conserved.

The fourth criteria confirms that outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/or demonstrated that the repair of the existing building is not economically feasible.

The SPG on Replacement Dwellings goes on to state that a structural report should be submitted with any planning application, which notes the suitability of the building for re-use (in order to assess the proposal against criterion 4). Furthermore, any Structural Report should be supported by a Financial Viability Report detailing the cost of undertaking the restoration/adaptation of the building compared to the costs associated with demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any Viability Assessment should include costs associated with repairing an identified problem and should not include costs of work that relates to the applicant's aspiration.

A Structural Inspection Report was received with the planning application to advise on the general condition of the property, to identify any evident defects, and consider the suitability of the building for possible future refurbishment and alteration works.

A Feasibility Study/Cost Comparison was received with the planning application which included the cost of renovating the existing property against the cost of replacing the residential property and this has been scrutinised by an External Chartered Consultant.

The cost of refurbishing the existing dwelling is far greater than the cost of rebuilding a new dwelling and it is therefore considered that it is more economically feasible to demolish the existing dwelling and rebuild a new dwelling. The proposal complies with the fourth criteria.

The Fifth criterion is not relevant as this is a replacement dwelling. The sixth criterion requires that the replacement dwelling should be within the same footprint as the existing dwelling unless it can be demonstrated that the relocation within the curtilage lessens its visual and amenity impact on the locality.

The replacement dwelling is not on the same footprint as the existing dwelling; however, it is located approximately 5m away from the footprint of the existing dwelling and located on the footprint part of the stone outbuilding that is to be demolished. It is not considered that moving the dwelling approx. 5m to the North West will have any greater visual or amenity impact than the location of the existing dwelling.

The seventh criterion states that the siting and design of the development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be absorbed or integrated into the landscape. The policy goes on to state that a larger well-designed dwelling can be supported providing it does not lead to a significantly greater visual impact.

As stated in the SPG, if satisfactory justification has been received that would mean that the floor area would need to be larger than the original building, it is considered that this addition should be no larger than 20% of the floor area of the original unit. It is noted that this figure is a guide and not a target and every application will be assessed individually on its own merit. It should be ensured that the addition in the floor area is essential in terms of practicality and should not be part of an aspiration for a larger house.

The scale and design of the dwelling will be considered in the next section of the report.

The eighth and ninth criteria relate to coastal change management areas and dwellings destroyed by accident. None of these are relevant to this application. Criteria 10 and 11 of policy TAI 13 state that planning permission for a replacement dwelling may be subject to a condition to ensure the demolition of

the original dwelling on the completion of the new dwelling and that permitted development rights are removed. Both these conditions will be imposed to ensure that no development shall commence on the replacement dwelling until the existing dwelling has been demolished and to enable the LPA to control any future developments at the site.

Design/Scale

Policy PCYFF3 of the Joint Local Development Plan states that all proposals will be expected to 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 will only be permitted providing they complement and enhance the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevational treatment. The policy goes on to state that the proposal should respect the context of the site. Policy PCYFF 4 states that proposals should integrate into their surroundings and should be appropriate to the nature, scale and location of the proposed development.

The existing dwelling consists of a typical two storey cottage with low head rooms on the first floor. On site is the existing dwelling and a row of single storey stone outbuildings that were once used for agricultural purposes and a few other outbuildings dotted around the site. The existing dwelling measures 190.64 square metres. This includes part of the outbuilding that was used as part of the original dwellinghouse.

The proposal seeks to demolish the single storey stone outbuildings and the existing dwelling. The replacement dwelling will not be on the footprint of the original dwelling however, it is located very close to the existing footprint and is located on part of the footprint of the stone outbuildings that are to be removed.

The proposed dwelling has a total floor area across both floors of 251.22 square metres. A total increase of 60.58 square metres. The materials used are a slate roof a mixture of local stone and cedar lap horizontal fibre cement cladding as well as Aluminium windows and doors, the balcony will be hardwood timber.

The application proposes an increase in scale and massing compared to the existing dwelling, however, the design of the replacement dwelling will integrate into the landscape due to the design and high quality of the dwelling. The scale and design of the replacement dwelling will not create a visual impact significantly greater than the existing dwelling and complies with criteria seven of Policy TA13.

The replacement dwelling will be finished with a combination of stone, cladding together with a slate roof and aluminium windows and doors. This will ensure a contemporary and high quality design, in accordance with policy PCYFF 3, that utilises materials appropriate to its surroundings. The ground floor will consist of a kitchen/dining room, lounge, office, utility, store, wc and pantry and the first floor will accommodate two bedrooms, bathroom and a balcony. The dwelling will have large glazing units on the kitchen/dining element and whilst there will be an increase in glazing compared to the existing, larger areas of glazing are a common feature of contemporary design; however due to the topography of the land and that it is not located in an Area of Outstanding Natural Beauty, it is not considered that the glazing units will have a negative impact upon the area any greater than nearby residential dwellings. The roof area of the kitchen/diner will feature two small roof lights. Parking area will be located to the North East of the replacement dwelling and the curtilage of the site will be clearly marked with a stone wall and hedgerow as shown on the proposed block plan.

A public right of way runs through the site and will not be affected by the development.

Landscaping/Ecology and Green Infrastructure

In accordance with Chapter 6 of the Environment Wales Act and Policy AMG5 of the JLDP. All proposals must enhance biodiversity.

The planning application was accompanied by a Bat Survey Report which confirmed that there was no evidence of current or former bat presence and all emergence surveys were negative; however a presence of a barn owl using the building and no nesting presence. The report recommends Mitigation and Recommendations that will need to be followed, and this is a condition on the permission.

A Green Infrastructure Statement has been received with the planning application and biodiversity enhancements are shown on the proposed plans. The proposal includes the introduction of 6 native species trees together with creating a native species of hedgerow along the southwestern and northeastern boundary. A Schwegler 1FR Bat tube, Sparrow Terrace Box, Double Nest Cup and a Swift Box will be placed on the replacement dwelling. A barn owl box will be placed on a post to the South corner of the site. Wall mounted 2700K downward lights are placed on the dwelling on PIR timers.

The Ecologist has confirmed that the ecological enhancements are acceptable providing suitable conditions are placed on the permission that works proceed in accordance with the Bat Report, the Green Infrastructure Statement and Proposed Plans.

Highways

Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused. No amendments are proposed to the existing site access, with a condition requiring the submission of a CTMP to ensure no detriment to the highway or estate road during construction.

The application proposes a two bedroom dwelling, with three parking spaces available. This complies with the parking standards SPG and policy TRA 2. The existing access will be used and the proposal will not generate any more traffic than currently exists on the site.

Impact on Adjacent Residential Properties

Policy PCYFF2: Development Criteria is relevant, and all planning application should ensure that 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.

The proposal is located approximately 300m away from residential properties to the North and approx. 291m from 'Ty Mawr' which is located to the South. The distance and intervening uses ensure that no neighbouring residential property will be impacted by the proposal.

Conclusion

To conclude, this application proposes the demolition of the existing dwelling and the erection of a replacement dwelling, which is considered to comply with policy TAI 13 for reasons set out in the main report. Whilst the replacement dwelling will constitute increases in footprint, height, length and width, the application site is a large plot which is capable of accommodating a larger dwelling. It has been designed to a high quality and will integrate into the surrounding built environment, which features a range of building types and designs. Due to its isolated location in the open countryside and low lying ground the proposal will not impact the amenities of adjacent nearby residential properties. The local highway will not be affected, and biodiversity enhancement will be provided as part of the scheme. The recommendation is one of approval.

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) Demolition or construction works shall not take place outside the hours of 0800-1800hrs Mondays to Fridays and 0800-1300hrs on Saturdays and at no time on Sundays or Public Holidays.

Reason: To protect the amenities of nearby residential occupiers

(03) The development shall take place strictly in accordance with Section 7 'Mitigation and Recommendation' of Cambrian Ecology Ltd Bat Survey Report dated 18th August, 2025 submitted under application reference FPL/2025/9.

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

(04) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(05) No development shall commence on the replacement dwelling until the existing dwelling has been demolished.

Reason: To ensure that the development is in accordance with policies of the Joint Local Development Plan.

(06) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(07) No development shall commence until the written approval of the local planning authority has been obtained in relation to a full comprehensive traffic management scheme including:

- i. The parking of vehicles for site operatives and visitors**
- ii. Loading and unloading of plant and materials**
- iii. Storage of plant and materials used in constructing the development**
- iv. Wheel washing facilities (if appropriate)**
- v. Hours and days of operation and the management and operation of construction and delivery vehicles.**

The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of highway safety.

(08) No demolition or site clearance shall take place between 1st March and 31st August in any year unless the Buildings and vegetation has been examined by a suitably qualified ecologist to confirm the absence of nesting birds. The results of this survey shall be submitted to and approved in writing by the Local Planning Authority prior to any demolition or site clearance taking place between 1st March and 31st August.

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

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

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

(10) The site shall be landscaped strictly in accordance with drawing reference 04524L-CCE-XX-XX-DR-C-0007 Rev P08 and in accordance with paragraph 8.1.5 of the Bat Report in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained 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.

(11) Biodiversity enhancements and Barn Owl Box as shown on drawing number 04524L-CCE-XX-XX-DR-C-0007 Rev P08 and as outlined in the Bat Report shall be installed prior to the use of the dwelling hereby approved and shall be maintained and retained and for the lifetime of the permission hereby approved.

Reason: In the interest of biodiversity and in accordance with Policy AMG5 of the Joint Local Development Plan.

(12) (i) No development (including demolition, stripping out, site clearance etc) shall take place until a specification 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 specification.

(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 the archaeological fieldwork and must then 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 Edition 12 and Technical Advice Note 24: 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).

(13) If Rock Excavation is required as part of the development, a Construction Environmental Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any rock excavation works. Full details shall include general environmental provisions relating to rock excavation and, as a minimum, shall include detail of:

- working hours during the rock excavation.
- length of time required to complete the rock excavation.
- dirt and dust control measures and mitigation.
- noise, vibration and pollution control impacts and mitigation.
- Height, specification and colour of safety fencing and barriers to be erected in the construction of the development hereby approved.

The development hereby approved shall be undertaken in accordance with the approved CEMP.

Reason: To safeguard against any impact the construction of the development on local amenity

(14) 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.

- **Bat Survey Report by Cambrian Ecology Ltd dated 18th August, 2025**
- **Proposed Block Plan - 04524L-CCE-XX-XX-DR-C-0007 Rev P08**
- **Location Plan – 04524L-CCE-XX-XX-DR-A-0001 Rev P05**
- **Proposed Elevations and Floorplans – 04524L-CCE-XX-XX-DR-A-0005 Rev P07**
- **Green Infrastructure Statement – 04524L-CCE-XX-XX-RP-A-0002-S2-P01_GIS**
- **Porosity Report – Cadarn – September 2025**
- **Treatment Plant Details – 04524L-CCE-XX-XX-DR-C-0014 S2 Rev P01**
- **Treatment Plant Details - Klargerster**

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

(15) Prior to construction works commencing, a protective fence shall be erected around the Root Protection Area of the Sycamore tree identified on the Proposed Block Plan 04524L-CCE-XX-XX-DR-C-0007 S2 Rev P08.

Reason: To protect the health of the existing tree to be retained.

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, TRA2, TRA4, PCYFF1, PCYFF2, PCYFF3, PCYFF4, TAI13, PS19, PS5, AMG3, AMG5

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.

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Planning Committee: 01/04/2026

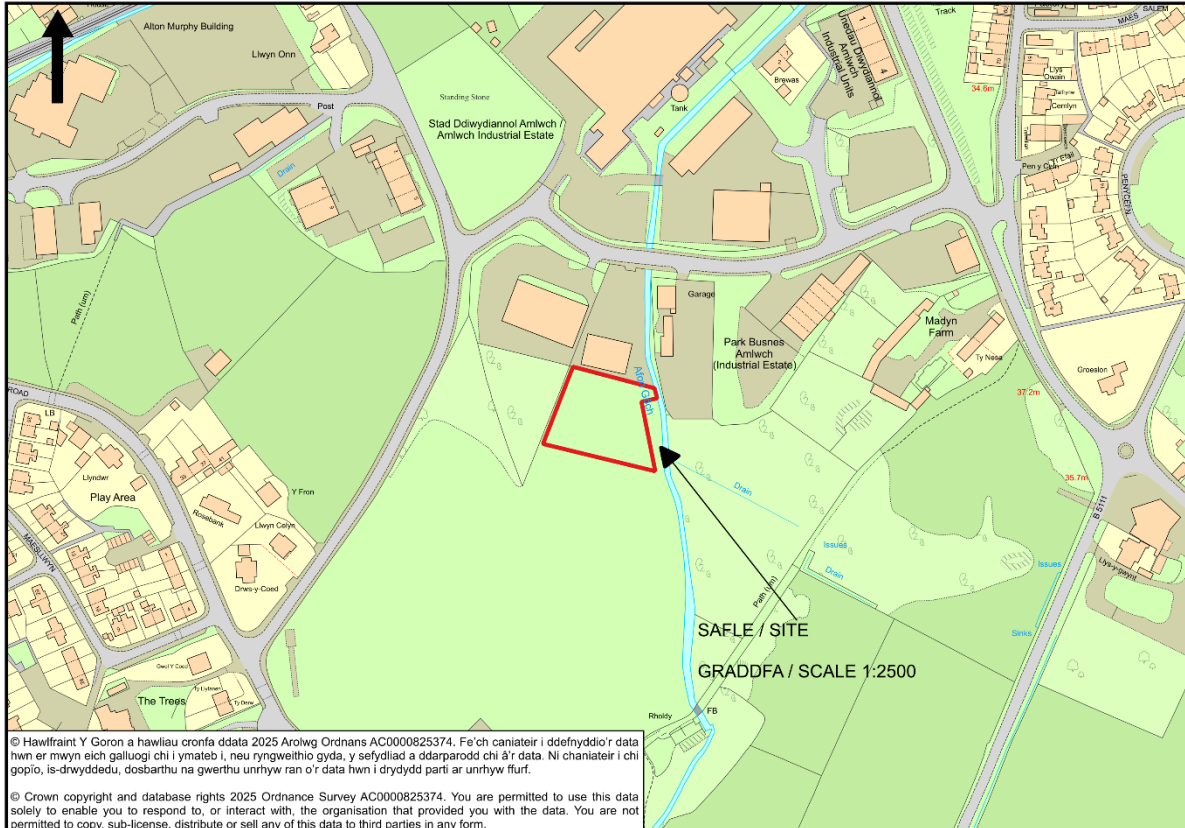
12.1

Application Reference: FPL/2025/246

Applicant: Head of Highways, Waste and Property

Description: Full application for the creation of a surface water retention basin at

Site Address: Amlwch Industrial Estate.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is located on land owned by the Isle of Anglesey County Council and the applicant is the Isle of Anglesey County Council.

Proposal and Site

Full application for the creation of a surface water retention basin at Afon Goch in Amlwch. The site is on the edge of the Industrial Estate and West of the A5025 and North West of the B5111.

Key Issues

- Policy Considerations
- Ecological/Green Infrastructure Statement/Landscape
- Flood Risk
- Impact on Adjacent Residential Properties

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy PCYFF 6: Water Conservation
Policy ISA 4: Safeguarding Existing Open Space
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation

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 15: Development and Flood Risk (2004)
Technical Advice Note 12: Design (2016)
Technical Advice Note 5: Nature Conservation and Planning (2009)

Response to Consultation and Publicity

Consultee	Response
GCAG / GAPS	No response
Cyfoeth Naturiol Cymru	Satisfied with the information submitted.
Draenio / Drainage	Satisfied with the information submitted with the planning application.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Satisfied with the level of mitigation and recommends Conditional Approval.
Dwr Cymru/Welsh Water	Satisfied with the information provided and recommend conditional approval that no surface water is connected directly or indirectly with the public sewerage network.
Ymgynghorydd Tirwedd / Landscape Advisor	No response
Iechyd yr Amgylchedd / Environmental Health	Standard Comments in relation to working hours, contaminated land and vibration.
Priffyrdd a Trafnidiaeth / Highways and Transportation	No objection

Cynghorydd Derek Owen	No response
Cynghorydd Aled Morris Jones	No response
Cynghorydd Liz Wood	No objection
Dwr Cymru/Welsh Water	Conditional Approval. No surface water to connect into public sewerage system.
Cyngor Tref Amlwch Town Council	No objection

The planning application was advertised by distributing letters to immediate neighbours. The expiry date to receive representations is the 20/2/26. At the time of writing the report 1 letter had been received bringing concerns to the LPA's attention. Another webcomment was received requesting details to be sent to them.

The comments made as follows:-

- Concerns of flood risk on neighbouring properties.
- Concerns of additional surface water to the watercourse
- Impact on Insurance of properties
- Several enquiries if FCA submitted, if the river can safely accommodate the additional flows, if neighbours consulted.

In response to the concerns raised.

- All documents were available on the public portal
- An FCA was submitted and scrutinised by Natural Resources Wales which confirmed that they had no objection to the connection of the surface water into the watercourse
- Impact on Insurance is not a consideration
- Sufficient information was submitted to allow NRW to make an assessment if the proposal was acceptable.

Relevant Planning History

FPL/2023/275 - Full application for the construction of two business units comprising of 10 individual units together with associated works on land at Amlwch Industrial Estate – Permit 3/4/24

MAO/2026/1 - Minor amendments to scheme previously approved under planning permission FPL/2023/275 so as to amend the design at Amlwch Industrial Estate – Permit 26/2/26

Main Planning Considerations

Proposal

The site is located within the grounds of Amlwch Leisure Centre and Ysgol Syr Thomas Jones Secondary School. The site does not have direct access from the highway and is only accessible through the fields. The site is immediately adjacent to a stream called Afon Goch that runs from the south passed the site.

The proposal is for the creation of a water retention basin which will hold 322.75 square metres of water. The maximum depth of the water basin will be 1m. The water basin will have sloped sides which will accommodate an appropriate planting scheme. The retention basin is associated with the development of land to the West of the site for 10no industrial units approved under planning application FPL/2023/275. A hydrobrake will limit flows from the water basin and will then discharge into an existing watercourse.

The water basin has been designed for the extreme 1 in 100 rainfall events, plus additional capacity to accommodate increased rainfall as a result of climate change. However the basin will also fill naturally from rainwater and it will be a natural low spot in the landscape. The basin will be constructed to hold a maximum depth of 1m of water and a minimum of 100mm plus losses through natural causes. A marginal shelf has been provided at 500mm high and the shelf and slopes will provide a variation in ground saturation and therefore encourage a natural colonisation of pond edge species. To encourage a diverse range of aquatic plants it is proposed to plant initial cover and encourage a diverse range of aquatic plants. The dry bank and slopes will be seeded and managed as a wildflower meadow.

A new mesh fence will be erected around the site for health and safety reasons. Details of the fence will need to be submitted to the Local Planning Authority prior to the commencement of work on site.

Policy Consideration.

The relevant policy consideration is Policy PCYFF3 of the Joint Local Development Plan (JLDP) which requires proposals to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Policy PCYFF 4 of the JLDP relates to Design and Landscaping and states that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

The proposal entails a high-quality proposal which will adequately deal with surface water from the industrial units recently received planning permission. The proposal complies with Policy PCYFF3 and PCYFF4.

Policy PCYFF6 of the JLDP relates to Water Conservation where it states that proposals should incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems. All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere.

Policy ISA 4 (Safeguarding Existing Open Space) states:

Proposals that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria:

1. There is an overall surplus of provision in the community;

Text paper 14 (open spaces) from the evidence base for the JLDP identifies that there are sufficient playing fields in Amlwch to meet the need of the local population which is in line with criterion 1 of the policy.

2. The long term requirement for the facility has ceased;

This piece of land is not currently used as part of the school/leisure centre fields. The land is not currently used for any purpose. It is therefore considered that the proposal complies with criterion 2 of the policy.

3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;

Sufficient playing fields are available in Amlwch to meet the need of the local population which is in line with criterion 3 of the policy.

4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

The site has been mapped out as being part of the school/leisure centre playing fields. The LPA considers that the development of this part of the site will not affect the school/leisure centre playing fields. This site is only a small part of an unused open space. The proposal therefore complies with criterion 4 of Policy ISA 4.

Ecology, Green Infrastructure Statement and Landscape

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes bird and bee boxes within existing mature trees on the boundary of the site. 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 existing site contains very little ecological interest and is made up of managed grassland which is cut frequently by with machinery. The proposal will provide a variety of landscape and habitat features which will increase the range and diversity of habitats on the site and maximise biodiversity benefits.

An updated Preliminary Ecological Appraisal was received with the planning application and the report found no protected species on the site. Although no protected species were found onsite the habitats present are considered to have the potential to support nesting birds, amphibians and reptiles and Reasonable Avoidance Measures are recommended as part of the Ecological Report and will be conditioned accordingly.

A total of 72 New native trees and shrubs are to be planted on the site as well as 70 new wet/marginal shelf planting to the edge of the basin. A Wildflower and grassland Meadow will be created around the water basin. The water basin will also act as an ecological enhancement. Existing hedgerow to the West boundary will remain.

The proposal is in accordance with the requirements of Policy AMG5 of the Joint Local Development Plan, Chapter 6 of the Environment Wales Act and the latest advice in PPW.

Flood Risk

A Flood Consequence Assessment (FCA) has been received with the planning application as the site is located within Flood Zone 2 and 3 (Rivers). Technical Advice Note 15: Development, Flooding and Coastal Erosion states that an FCA is required for any development within Flood Zones 2 and 3 (Rivers). Natural Resources Wales have scrutinised the information received and confirm that the development is less vulnerable development. They raise no objection to the proposal and are satisfied with the FCA.

Impact upon adjacent residential properties/industrial buildings

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users. The nearest residential property is located approximately 105m away from the application site, it is not considered that the proposal will have a negative impact on

nearby residential properties due to the distance and intervening uses. The nearest industrial unit is approximately 16m from the North boundary of the site and it is not considered that this development will have any impact upon this industrial unit.

Conclusion

The proposal complies with all policies listed above. The proposal will provide biodiversity enhancements greater than what is on the site at present and ensures that the recently approved industrial units will be adequately drained.

All consultees are supportive of the planning application and the recommendation is one of approval.

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 Town and Country Planning Act 1990.

(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 planning permission:

**Location Plan – ATU-TCAP-ST-00-DR-A-7001 Rev P01
Proposed Cross Section – 127.02.02 Rev A
Proposed General Arrangement – 127.02.01 Rev A
Proposed Drainage Scheme – 16976-2000 Rev P02
Proposed Block Plan – ATU-TCAP-XX-XX-DR-A-7010 Rev P01
Green Infrastructure Statement – Dated October 2025 Version 1
Planting Schedule – 127.02.03
Updated Preliminary Ecological Appraisal – Alison Johnston Ecological Consultant – Dated 20th January, 2026
Flood Consequence Assessment – Waterco - December 2025
Perimeter Fencing Details – ATU-TACP-ST-XX-DR-A-7500 Rev P01
Ecological Enhancements – 127.01.05 Rev A
Proposed Site Plan – ATU-TACP-ST-00-DR-A-7002 Rev P07**

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

(03) The site shall be landscaped strictly in accordance with the Planting Specification and Planting Schedules drawing number 127.02.03 and General Arrangement Plan 127.02.01 Rev A in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained 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.

(04) A landscape management and maintenance plan to monitor and manage the landscape and habitat areas shall be submitted to and approved by the local planning authority prior to the commencement of work on site. The site shall be managed and maintained in accordance with the approved details.

Reason: To ensure that the landscaped areas are well maintained for the lifetime of the permission hereby approved.

(05) The application site shall be developed strictly and entirely in accordance with the conclusions and recommendations outlined in the Updated Preliminary Ecological Appraisal by Alison Johnston dated 20/1/26 submitted with planning application FPL/2025/246.

Reason: In the interests of ecology.

(06) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF6, ISA4, AMG3, AMG5

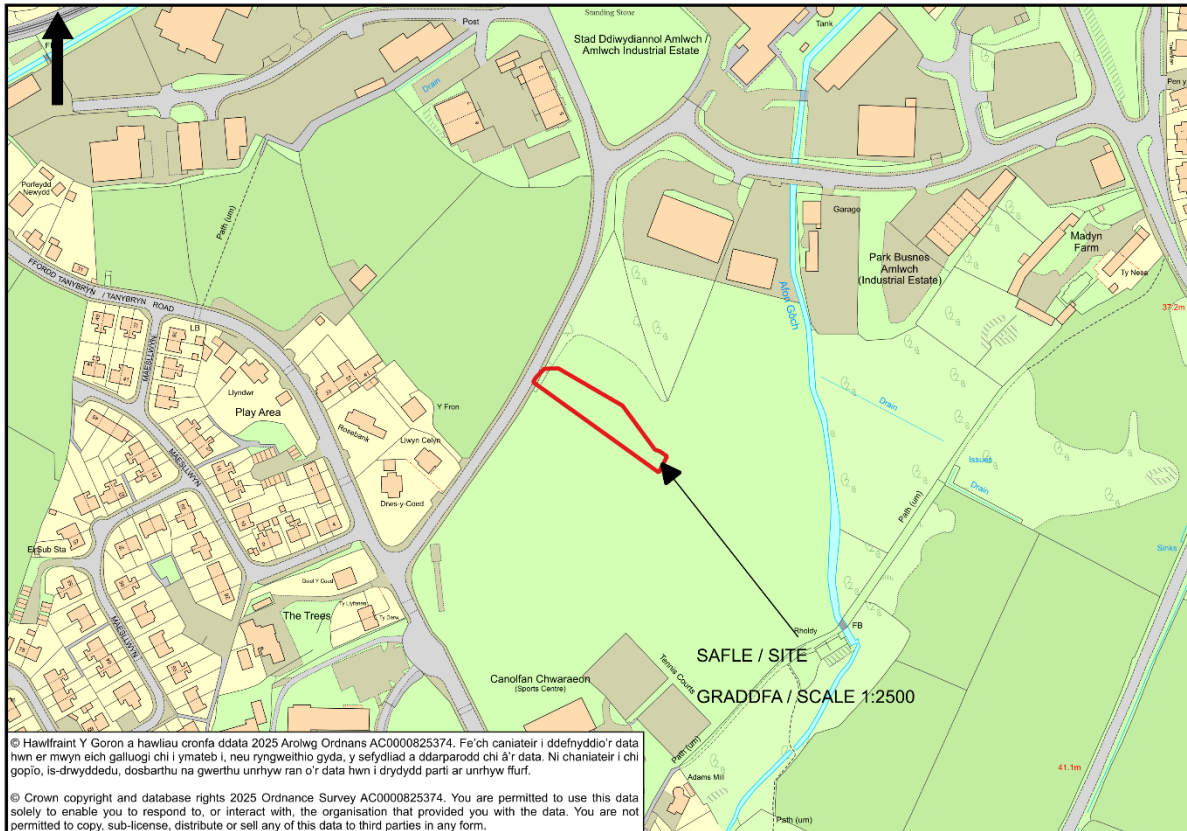
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2026/15

Applicant: Head of Highways, Waste and Property

Description: Full application for modifying the boundary treatment to the Southern perimeter of the development site, modifying the ground levels, together with the erection of a 7-meter-high netting at

Site Address: Amlwch Industrial Estate.



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

Recommendation: Permit

Reason for Reporting to Committee

The planning application is presented to the Planning and Orders Committee as the land is owned by the Isle of Anglesey County Council and the applicant is the Council.

The site is on the edge of the Industrial Estate and West of the A5025 and North West of the B5111.

Proposal and Site

This is an application for modifying the boundary treatment to the Southern perimeter of the development site, modifying the ground levels, together with the erection of a 7 metre high netting at Amlwch Industrial Estate, Amlwch.

Key Issues

- Policy Considerations
- Ecology and Green Infrastructure
- Highways

Policies

Joint Local Development Plan

Policy PCYFF 2: Development Criteria
Policy PCYFF 4: Design and Landscaping
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy ISA 4: Safeguarding Existing Open Space
Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character
Policy AMG 5: Local Biodiversity Conservation

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 15: Development and Flood Risk (2004)
Technical Advice Note 12: Design (2016)
Technical Advice Note 5: Nature Conservation and Planning (2009)

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	No response
GCAG / GAPS	No comment
Cyfoeth Naturiol Cymru	Satisfied with information submitted.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Advice in relation to the netting to avoid birds getting stuck.
Iechyd yr Amgylchedd / Environmental Health	Standard Advice in terms of working hours
Dwr Cymru/Welsh Water	Conditional Approval that no surface water is connected directly or indirectly to the public sewerage network.
Priffyrdd dros dro / Highways temporary	No objection
Cynghorydd Derek Owen	Dim ymateb
Cynghorydd Aled Morris Jones	Dim ymateb
Cynghorydd Liz Wood	No objection
Cyngor Tref Amlwch Town Council	No objection

Letters were sent to neighbouring residential properties and units. The expiry date for receiving representations was the 27th February, 2026. At the time of writing the report no comments had been received from neighbouring properties.

Relevant Planning History

None

Main Planning Considerations

Proposal

The site is located within the grounds of Amlwch Leisure Centre and Ysgol Syr Thomas Jones Secondary School. The site does not have direct access from the highway and is only accessible through the fields.

The proposal involves modification to ground levels to form a new slope at a gradient no greater than 1:2, battering ground levels as an alternative to the retaining walls approved under the previous consent FPL/2023/275 for the industrial units. Existing land levels will be reduced as shown on cross sectional drawing ATU-WTC-XX-XX-DR-S-006 Rev T02. The proposal also includes modification of position of perimeter fencing for new Trade Units so as to be at the top of the new slope. The proposal also includes a Rugby ball stop netting, minimum 7 metres high, to be erected to the South side of the perimeter fence for the trade Units site. Netting is to span the width of the rugby pitch. There will be a need to move the existing Rugby pitch back a minimum of 9 metres in a South-Westerly direction to enable the development.

Policy Considerations

The relevant policy consideration is Policy PCYFF3 of the Joint Local Development Plan (JLDP) which requires proposals to demonstrate high quality design which fully considers the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Policy PCYFF 4 of the JLDP relates to Design and Landscaping and states that all proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused.

Policy ISA 4 (Safeguarding Existing Open Space) states:

Proposals that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria:

1. There is an overall surplus of provision in the community;

Text paper 14 (open spaces) from the evidence base for the JLDP identifies that there are sufficient playing fields in Amlwch to meet the need of the local population which is in line with criterion 1 of the policy.

2. The long term requirement for the facility has ceased;

This piece of land is not currently used as part of the school/leisure centre fields. The land is not currently used for any purpose. It is therefore considered that the proposal complies with criterion 2 of the policy.

3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;

Sufficient playing fields are available in Amlwch to meet the need of the local population which is in line with criterion 3 of the policy.

4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

The site has been mapped out as being part of the school/leisure centre playing fields. The LPA considers that the development of this part of the site will not affect the school/leisure centre playing fields. This site is only a small part of an unused open space. The proposal therefore complies with criterion 4 of Policy ISA 4.

Ecology, Green Infrastructure Statement and Landscape

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes bird and bee boxes within existing mature trees on the boundary of the site. 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 existing site contains very little ecological interest and is made up of managed grassland which is cut frequently by with machinery.

Ecological enhancements have been proposed on the previously approved scheme FPL/2023/275 and the new planning application for the Water Basin under FPL/2025/246. The ecological enhancements will ensure that the development will enhance biodiversity on the site.

Flood Risk

A Flood Consequence Assessment (FCA) has been received with the planning application as the site is located within Flood Zone 2 and 3 (Rivers). Technical Advice Note 15: Development, Flooding and Coastal Erosion states that an FCA is required for any development within Flood Zones 2 and 3 (Rivers). Natural Resources Wales have scrutinised the information received and confirm that the development is less vulnerable development. They raise no objection to the proposal and are satisfied with the FCA subject to a gap of 50mm being placed at the base of the fence level to allow passage of floodwaters. As no details of the fencing has been proposed, this will be a condition on the permission.

Impact upon adjacent residential properties/industrial buildings

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users. The nearest residential property is located approximately 105m away from the application site, it is not considered that the proposal will have a negative impact on nearby residential properties due to the distance and intervening uses. The nearest industrial unit is approximately 16m from the North boundary of the site and it is not considered that this development will have any impact upon this industrial unit.

Conclusion

The proposal is acceptable and complies with all policies listed in the main body of the report.

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 Town and Country Planning Act 1990.

(02) No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.

(03) 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:

**Proposed Block Plan – ATU-TACP-RP-XX-DR-A-7033 Rev P02
Netting – Dated 13/07/2011
Proposed Site Plan – ATU-TACP-RP-XX-DR-A-7034 Rev P02
Green Infrastructure Statement – TCAP Architects dated 15/01/2026
Flood Consequence Assessment – Waterco January 2026
Perimeter Fencing Details – ATU-TACP-ST-XX-DR-A-7500 Rev P01
Ecological Enhancements – 127.01.05 Rev A
Proposed Site Plan – ATU-TACP-ST-00-DR-A-7002 Rev P07
Sections – ATU-WTC-XX-XX-DR-S-006 Rev T02**

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: PCYFF1, PCYFF2, PCYFF3, PCYFF4, ISA4, AMG3, AMG5

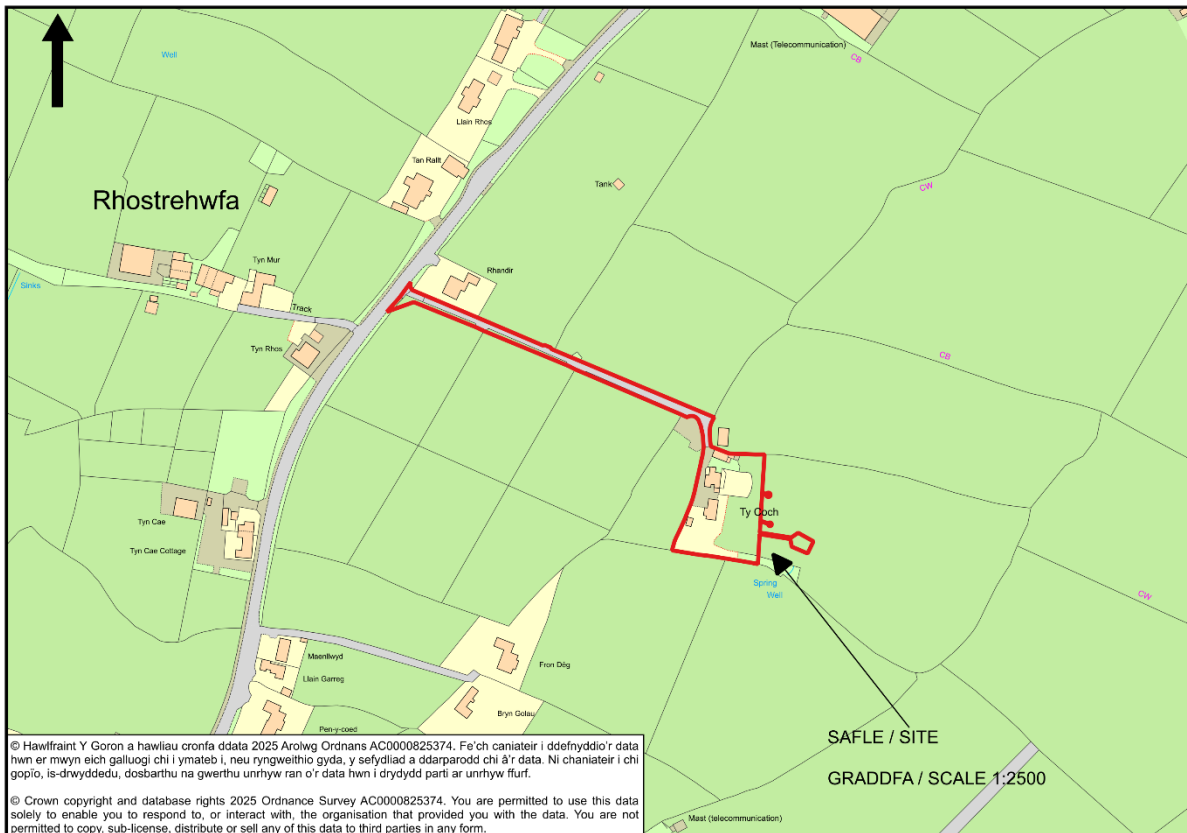
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/223

Applicant: Mr G Gibson

Description: Full application for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works at

Site Address: Ty Coch Farm, Rhostrehwfa



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

Recommendation: Permit

Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee at the request of Councillor Nicola Roberts and as the Council is responsible for the access track leading from the B4422 to the site.

Proposal and Site

The application site is Ty Coch Farm, a two-storey detached farmhouse, located in an open countryside location to the northeast of Rhostrehwfa. The site consists of the main dwelling, detached outbuildings and agricultural land and is accessed along a private track that leads from the B4422.

This is an application for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works.

Key Issues

The key issues are whether the proposed scheme complies with the relevant planning policies and guidance and whether the siting, scale, design and appearance of the replacement dwelling would negatively impact the site and the surrounding area.

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
 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 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy TAI 13: Replacement Dwellings
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG):

Design Guide for the Urban and Rural Environment (2008)
 Replacement Dwellings and Conversions in the Countryside (2019)
 Parking Standards (2008)

Planning Policy Wales – Edition 12 (2024)

Technical Advice Note 5: Nature Conservation and Planning (2009)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer	Comments on the footpath that runs through the site.
Cynhorydd Geraint Ap Ifan Bebb	Questioned whether the additional information would allow the application to be approved. No need for a call-in as the application is presented to the committee regardless of the recommendation.
Priffyrdd a Trafnidiaeth / Highways and Transportation	Supportive of the proposal to improve the access onto the B4422 and satisfied with the parking provision. No objections to the development and provided highways related conditions and informatives.

GCAG / GAPS	No archaeological implications.
Draenio / Drainage	Provided SuDS informatives.
Dwr Cymru/Welsh Water	No objections to the proposal of discharging foul and surface water to a septic tank and soakaway. Comments on asset protection as a public watermain crosses the site and provided advisory notes.
Cynghorydd Nicola Roberts	Call-in to support to the application.
Iechyd yr Amgylchedd / Environmental Health	Provided environmental informatives.
Cyfoeth Naturiol Cymru / Natural Resources Wales	No objections.
Cyngor Cymuned Llangristiolus Community Council	No objections.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	No additional survey work required but the development should follow the recommendations of the ecology survey. Comments on planting, biodiversity enhancement and external lighting. Conditional approval.

The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. As there is a public footpath running through the site a notice was placed on site together with a press advert in the local newspaper. The latest date for the receipt of any representation was the 17/10/2025. At the time of writing this report, no letter of representation had been received at the department.

Relevant Planning History

HR/2022/3 – Removal of hedgerow on land at Ty Coch Farm, Rhostrehwfa, Llangefni. Refused and Permitted 16/02/2023.

FPL/2023/47 – Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling, together with a new garage, treatment plant, and associated works at Ty Coch Farm, Rhostrehwfa, Llangefni. Withdrawn 15/05/2023.

FPL/2023/227 - Full application for the demolition of the existing dwelling together with the erection of a replacement dwelling, together with alterations to existing access, private treatment plant, and associated works at Ty Coch Farm, Rhostrehwfa. Refused 08/02/2024.

FPL/2024/360 - Full application for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works at Ty Coch Farm, Rhostrehwfa. Refused 05/06/2025.

Main Planning Considerations

Proposal and Site

The application site is Ty Coch Farm, a two-storey detached farmhouse, located in an open countryside location to the northeast of Rhostrehwfa. The site consists of the main dwelling, detached outbuildings and agricultural land and is accessed along a private track that leads from the B4422.

The proposed scheme is for the demolition of the existing dwelling and the erection of a replacement dwelling together with alterations to the existing access, the installation of a sewage treatment plant and associated works.

The applications' main issues are:

- i. Site History
- ii. Policy Considerations
- iii. Siting and Design
- iv. Impact on Adjacent Residential Properties
- v. Highways and Parking
- vi. Ecology and Biodiversity

i. Site History

This is the most recent of four applications for a replacement dwelling on the application site. Application reference FPL/2023/47 was withdrawn in May 2023, FPL/2023/227 was refused by the committee in February 2024 and FPL/2024/360 was refused by the committee in June 2025. The applications were refused as the siting, scale, design and appearance of the replacement dwelling would fail to enhance the character and appearance of the site and the surrounding area and as the applications failed to demonstrate that the existing dwelling was not capable of retention through renovation and extensions, and that the repair of the existing building was not economically feasible.

ii. Policy Considerations

As the proposal is for a replacement dwelling, the relevant policy is TAI 13. The first criterion requires that outside development boundaries or identified clusters, that the present dwelling has a lawful residential use. The application site is in an open countryside location outside any development boundary, and despite being empty the property has a lawful residential status. The second criteria requires that the building is not listed, whilst the third criterion requires that the existing dwelling is of no particular architectural, historic, or visual merit, for which it should be conserved. The property is not a listed building and despite being a traditional farmhouse type dwelling which contributes to the local character it is not considered to have any merit worthy of being conserved.

The fourth criteria states that outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/or it is demonstrated that the repair of the existing building is not economically feasible. Paragraph 6.4.82 of the JLDP states that preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work. This is further elaborated in section 13.1 of the 'Replacement Dwellings and Conversions in the Countryside' SPG, which states that a structural report should be submitted with the application that notes the suitability of the building for reuse. Any structural report should be supported by a financial viability report detailing the cost of undertaking the restoration/adaptation of the building compared to the costs associated with the demolition and replacement. A house that requires modernisation is not eligible to be considered for demolition and replacement. Any viability assessment should include costs associated with repairing an identified problem and should not include costs of work that relates to the applicant's aspiration.

A structural survey was submitted assessing the structural condition of the existing dwelling and commenting on its suitability for refurbishment and alteration. Also submitted was a build cost comparison report which reflects on the relative construction costs of restoration, renovation and modest extension as opposed to demolition and new build. The structural survey notes that the property is of poor construction and with significant defects and due to its age and exposed location there are concerns regarding the future long-term performance of current construction materials. The report concludes that the preferred and safer option would be to consider demolishing and constructing a new building which would offer least structural risk and potential for uncovering of further defects during the works.

The cost comparison report compares the cost of the proposed replacement dwelling compared to the renovation of the existing dwelling with a minor extension. Despite the scale of the replacement dwelling being larger than the existing with an extension, the build costs would be similar. The LPA consider that it would be more economically feasible to demolish the existing dwelling and build a new sustainable high quality dwelling, such that the proposal complies with criteria 4 of policy TAI 13. The fifth criteria of policy TAI 13 is not relevant as the proposed dwelling is not a replacement for a caravan or holiday chalet that has a legal residential use.

The sixth criterion requires that the replacement dwelling should be within the same footprint as the existing dwelling unless it can be demonstrated that the relocation within the curtilage lessens its visual and amenity impact on the locality. Paragraph 15.1 of the Replacement Dwellings and Conversions in the Countryside SPG states that if it is possible to prove that there are benefits to be had by locating the unit on an alternative location within the curtilage of the site then this would be acceptable. If the unit is situated on an alternative location, it will be necessary to ensure that there is no negative impact in terms of an increase in the visual impact of the unit within the landscape. It is proposed to site the replacement dwelling further south and east than the existing dwelling, covering the majority of the footprint of the outbuilding proposed for demolition and hardly covering any of the area where the existing dwelling is located. The majority of the area where the existing dwelling is situated would be used as a parking area, making the site more practical for the occupiers. When comparing the siting of the existing and proposed dwelling, the impact on the surrounding landscape is considered to be neutral, especially as the replacement dwelling would be sited in place of an existing outbuilding and not encroaching into greenfield land, such that the LPA has no objection to the slight relocation.

Criteria seven of policy TAI 13 states that outside development boundaries, the siting and design of the total new development should be of a similar scale and size and should not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well-designed dwelling that does not lead to significant greater visual impact could be supported. The existing dwelling has a floor area of around 152.9m², which is proposed to be increased to around 412m², equating to a 169% increase in external floor area. Despite being significantly larger than the existing, the proposal is a high quality design and due to its appearance, use of materials, location relative to other development and local topography, it would not lead to a significantly greater visual impact and would be satisfactorily absorbed into the locality. The principal of larger replacement dwellings in open countryside locations has been highlighted in recent appeal decisions, that are similar to this application as the larger well-designed dwelling does not lead to a significantly greater visual impact, complying with criteria 7.

Criteria 8 and 9 of the policy are not relevant as they relate to coastal change management areas and dwellings destroyed by accident. Criteria 10 and 11 state that planning permission for a replacement dwelling may be subject to a condition to ensure the demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling and that permitted development rights are removed. Both conditions will be placed on the decision notice, with permitted development rights removed to ensure that the proposed dwelling is not further increased in the future.

iii. Siting and Design

The site comprises a detached farmhouse together with a number of outbuildings of simple rural design. The site is surrounded by fields and open countryside which gently slopes in an easterly direction towards Llangefni. Residential dwellings are sporadically sited locally and as such the site is seen as isolated development with the exception of the adjoining agricultural buildings. The existing dwelling is of a simple design, including a pitched slate roof and pebble dashed walls.

The proposed scheme is to demolish the existing dwelling and the outbuilding to the south and erect a new large replacement dwelling, which would see an increase in length, width and height. The replacement dwelling will measure a maximum length of 15m from front to rear, with a maximum width of 21.1m from side to side. It will have several roof pitches ranging between 8m and 9.1m due to topographical levels on site. It will have modest fenestration on all elevations except for the eastern

elevation which features large areas of glazing on both floors. The dwelling will be finished with a combination of Catnic urban wall cladding and stone cladding; the roof will be Catnic urban cladding, and it will have black windows and doors.

This is considered a high quality contemporary design that will complement and enhance the appearance of the site in accordance with policy PCYFF 3. The site is well screened by existing vegetation on its northern, southern and western boundaries, with open agricultural land to the east. The existing vegetation and the proposed hedge planting on the eastern boundary will contribute to absorbing the replacement dwelling into the natural environment, respecting the context of the site and having negligible visual impact. Despite the increase in footprint and height, the dwelling is located in a well screened location, will be a high quality design with contemporary materials and will integrate into the surrounding landscape.

iv. Impact on Adjacent Residential Properties

The application site is located in an open countryside location where neighbouring properties are sparsely located in the surrounding landscape. The nearest residential properties to the application site are Fron Deg, around 135m to the southwest and Rhandir, 180m to the northwest. Due to the separation distances and the intervening vegetation and agricultural land, the proposed scheme would have no negative impacts on nearby residential properties, complying with policy PCYFF 2.

v. Highways and Parking

The application proposes a four-bedroom property, with ample parking available on site for three vehicles to ensure compliance with policy TRA 2 and the parking standards SPG. The site is accessed down a private track that runs from the B4422. Improvements to the access are proposed to increase the visibility in the direction of Rhostrehwfa, with a section of wall and hedge being removed. The highways department have no objection to this proposal, which would improve highway safety at the access, in accordance with policy TRA 4. Conditions will ensure that the access is constructed in accordance with the approved plan, that the first 5m is finished with bitumen and that no surface water discharges into the public highway.

vi. Ecology and Biodiversity

Existing trees and hedges will be retained on site whilst a new hedge will be planted along the whole eastern boundary of the curtilage. Furthermore, three bird bricks and two bat tubes will be installed to ensure overall biodiversity enhancement, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales. All external lights will be dark sky compliant, and all large areas of glazing will be fitted with light pollution film.

Conclusion

This is an application for the demolition of the existing dwelling and the erection of a replacement dwelling. It has been demonstrated that a replacement dwelling would be more economically feasible due to the structural condition of the existing dwelling, and despite the increase in scale the proposal offers a well designed dwelling that will not lead to a significantly greater visual impact. The replacement dwelling is a high quality contemporary design that is located in a position well screened by existing landscape features and will integrate into the natural environment having negligible visual impact. The development will have no impact on neighbouring properties due to its open countryside location, the access improvements will benefit local highway safety, biodiversity enhancement will be provided, and measures are in place to prevent light pollution in the open countryside.

Recommendation

That the application is approved subject to the following conditions:

(01) The development to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Reason: To comply with the requirements of the Town and Country Planning Act 1990.

(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 planning permission.

- 3026:22:1 - Location plan
- 3031:24:3B - Proposed site plan
- 3031:24:5A - Proposed floor plan
- 3026:24:6b - Proposed elevations
- 3026:24:8 - Proposed access plan
- Green infrastructure statement
- Protected species survey - Clwydian Ecology - 12th December 2024
- Design & access statement: Russell-Hughes Cyf - February 2026
- Build capital cost comparison report: JGF Associates Ltd & SPP - December 2025
- Structural survey - Waterco Datrys - 16th June 2025

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

(03) The development shall take place in accordance with Sections 8 'Conclusions, Impacts and Mitigation for Bats' and 9 'Nesting Birds' of the Clwydian Ecology Protected Species Survey dated 12th December 2024 submitted under application reference FPL/2025/223.

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

(04) No development in the demolition of the existing buildings shall take place between March and August in any year unless the roof has been examined by a suitably qualified ecologist to confirm the absence of nesting birds or roosting bats. The results of the survey should be made available to the local planning authority prior to commencement.

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

(05) All planting and landscaping noted in the proposed site plan, reference 3031:24:3B, shall be carried out in the first planting season following the use of the site or the completion of the development, whichever is the sooner; and any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The planting shall be retained for the life of the development hereby approved.

Reason: To ensure biodiversity improvement on the site as required under the Environment (Wales) Act 2016 and policies AMG 5 and PCYFF 4 JLDP.

(06) Prior to the occupation of the dwelling hereby approved the bird bricks and bat tubes shown on the proposed elevations, drawing number 3031:24:6b, shall be installed and thereafter kept as such for the lifetime of the development hereby permitted.

Reason: To help conserve and protect biodiversity.

(07) Any external lighting shall be 2700k or less, be of low luminance and illumination and be directly facing the ground and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To protect biodiversity and to ensure that the dark skies are not affected by the proposal.

(08) Prior to the occupation of the dwelling hereby approved all windows labelled on the proposed elevations, drawing number 3031:24:6b, shall be installed with Solartek HP Charcoal light pollution film and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To protect dark skies in accordance with Policies AMG 5 and PCYFF 3 of the JLDP.

(09) The access shall be laid out and constructed strictly in accordance with the proposed access plan, drawing number 3026:24:8, before the dwelling hereby permitted is occupied and thereafter shall be retained and kept free from permanent obstruction and used only for access purposes.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(10) The vehicular access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway.

Reason: In the interest of highway safety

(11) No surface water from within the development shall discharge onto the highway.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013 (or any Order revoking or re-enacting that Order), the development permitted by Classes A, B, C, D, and E of Part 1 of Schedule 2 are hereby excluded.

Reason: In the interests of residential and visual amenity.

(13) No development shall commence on the replacement dwelling until the existing dwelling has been demolished.

Reason: To ensure that the development is in accordance with policies of the Joint Local Development Plan.

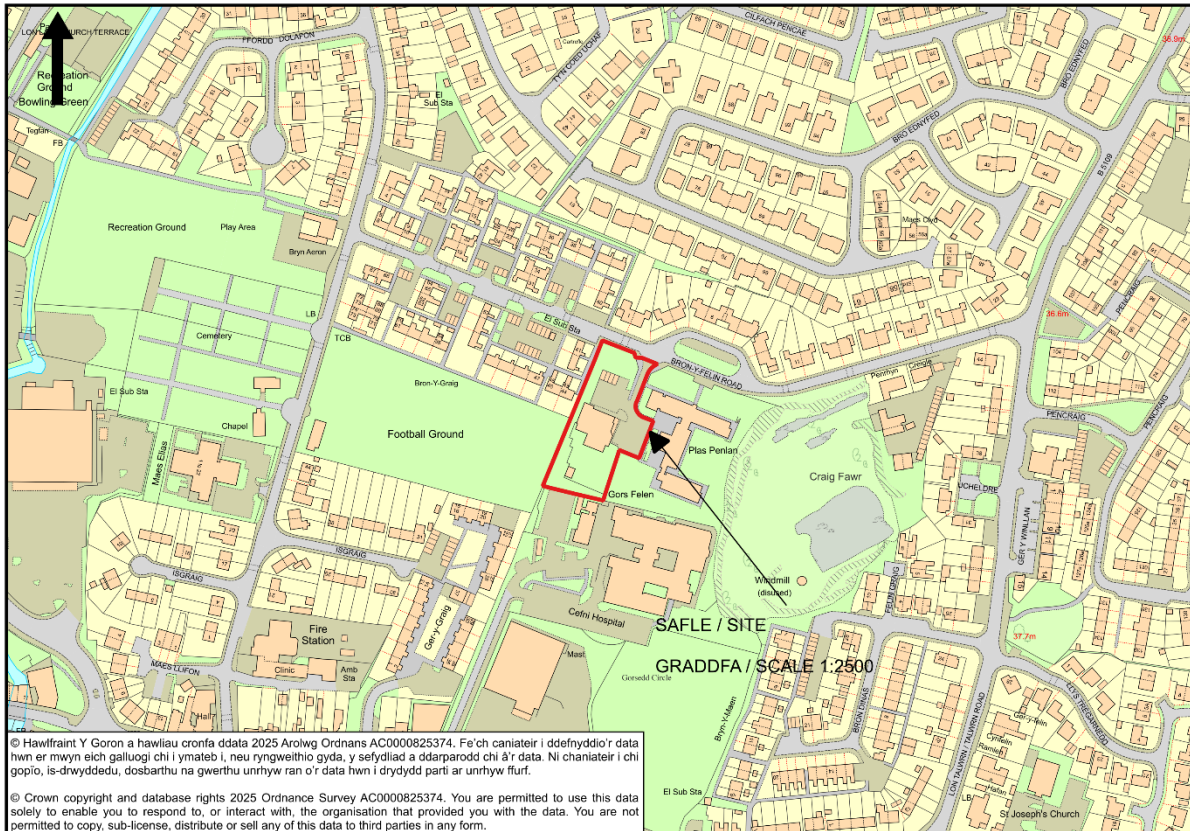
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/294

Applicant: Head of Service Highways, Waste and Property

Description: Full application for a new single storey side extension, demolition of existing detached garage, together with enlargement of car park at

Site Address: Gors Felen, Bron Y Felin Road, Llangefni.



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

Recommendation: Permit

Reason for Reporting to Committee

The application is made by the Isle of Anglesey County Council.

Proposal and Site

The application is for the erection of a new single storey side extension, demolition of the existing detached garage, together with the enlargement of the existing car park at Gors Felen resource centre.

The site is accessed from Bron Y Felin Road. Gors Felen is situated adjacent to Plas Penlan and lies within the development boundary of Llangefni, as defined in the Joint Local Development Plan.

Key Issues

The key issues are whether the proposed scheme is acceptable, whether it complies with current policies, and whether the proposed development would have any negative impacts on the area or any neighbouring properties.

Policies

Joint Local Development Plan

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy ISA 2: Community Facilities

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

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

SPG – Parking Standards

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Notes (TANs):

TAN 5: Nature Conservation and Planning

TAN 12: Design

TAN15: Development and Flood Risk

TAN 18: Transport (2007)

Response to Consultation and Publicity

Consultee	Response
Draenio / Drainage	Site partly within Surface Water Flood Zone 2. SAB approval required prior to commencement.
Iechyd yr Amgylchedd / Environmental Health	No objection
Priffyrdd dros dro / Highways temporary	No comment received
Cynghorydd Non Lewis Dafydd	No comment received
Cynghorydd Dylan Rees	No comment received
Cynghorydd Paul Charles Ellis	No comment received
Cyngor Tref Llangefni Town Council	No objection
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	The ecologist confirms that the site's ecological survey is valid and that no protected species were found.
Dwr Cymru/Welsh Water	Initially issued a holding objection due to infrastructure protection zones; foul flows

	acceptable, but surface water cannot discharge to public sewer except via attenuated flow. Revised plans required to resolve asset protection issues. Requested conditions.
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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 21/01/2026. At the time of writing this report, 1 letter of support had been received at the department.

Relevant Planning History

34LPA173B/CC - Codi canolfan gofal dydd \ anabledl dysgu yn / Erection of a day care \ learning disabilities centre at Plas Penlan, Bron Y Felin Road Caniatáu / Permitted 15/05/2007

Main Planning Considerations

The application's main issues are:

- I. Proposed Development.
- II. Siting and Design.
- III. Adjacent Residential Properties.
- IV. Highways and Parking.
- V. Drainage.
- VI. Green Infrastructure and Ecology.

Proposed Development:

The application is for the erection of a new single storey side extension, demolition of the existing detached garage, together with the enlargement of the existing car park.

The proposed extension is located on the north facing elevation, it measures 8.8m in length and the width ranges from 6.7m to 8m, 2.4m to the eaves and 5.7m to the ridge. It facilitates a new activity room, workshop and changing room. A small extension is also proposed on the east facing elevation, to facilitate an external store. The existing flat roof garages to the north of the site is to be demolished, to facilitate the new extended car park. 12 new parking bays and 2 disabled parking bays are proposed. A 2m high vmex security fencing is proposed on the western boundary to replace the existing hedging.

Siting and Design:

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to 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, where relevant to the policy criteria.

The proposed external materials for the extension will comprise finishes that match and complement those of the existing building, including block work and render, a slate roof, aluminium (white) windows and doors, and white UPVC fascia/soffits and rainwater goods. The scheme ensures visual continuity between the existing building and the proposed extension, and the materials are considered appropriate as they maintain the overall character and appearance of the site and its built surroundings.

In terms of siting and design, the extension is considered an appropriate and sympathetic addition to the existing building, with sufficient space within the site to accommodate the proposal without resulting in overdevelopment. The design reflects the proportions, scale and roof form of the existing facility, which ensures its integration and visual coherence with the existing building. The proposal is therefore

considered to comply with the requirements of Policy PCYFF 3 in that it represents a high-quality design and respects the character of the surrounding built environment and the wider area.

Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon 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.

The proposal does will not have an effect on the neighbouring properties. The proposed extension is single storey and will not be located any closer to the site boundaries than the existing building. The proposed windows are situated on elevations where there are existing openings, and therefore the development will not introduce additional overlooking or result in unacceptable impacts upon the privacy of neighbouring properties.

The proposed boundary treatments, which include a 2-metre-high fence, existing mature hedging and additional landscaping works, will provide appropriate screening along the site boundaries. Therefore, it is considered that the impact on neighbouring properties would be negligible, and as such considered that the application complies with policy PCYFF 2.

Highways and Parking:

Policy TRA 2 states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Policy TRA 4 states that proposals that would cause unacceptable harm to the safe and efficient operation of the highway will be refused.

The proposal includes the extension of the existing car park to provide additional parking spaces to serve the extended facility. The increase in parking provision will ensure adequate parking for staff and visitors associated with the development. The extended parking area is an improvement to the existing parking provisions on site allowing for safe manoeuvring of vehicles and continuous to utilise the existing vehicular access arrangements.

The highways department has been consulted and has raised no objection to the proposal. It is therefore considered that the development will not have a detrimental impact upon highways safety or the local highway network.

Therefore, the proposal is considered to comply with the requirements of Policy TRA 2 of the Joint Local Development Plan.

Drainage:

Welsh Water has withdrawn its holding objection following receipt of updated drainage details, subject to conditions relating to asset protection and surface-water discharge (limited to 1.4 l/s). Public sewers and a water main cross the site, diversion may be required to protect these assets.

Green Infrastructure and Ecology:

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.

A Preliminary Ecological Assessment was received and confirmed that there was no potential for bat access to the interior of the building or roof void, limited potential for Badgers and Herpetofauna, some potential for birds using the flat roof of the garage and no potential for any other protected species to be present. The ecological survey provides Mitigation and Recommendations and Biodiversity Enhancements which will be conditioned as part of this permission.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, A house sparrow colony box will be installed on the East and North elevations of the proposed extension, prior to the use of the development hereby approved. A green infrastructure statement has also been submitted outlining the ecological considerations of the development to ensure compliance with Chapter 6 of Planning Policy Wales.

Conclusion

The proposed development demonstrates high quality design and complements and enhances the character and appearance of the site. It is not considered that the proposed development will adversely impact the character of the building or the surrounding area. The proposal is not considered to have a negative impact upon the amenity of adjacent properties. The proposal also offers biodiversity enhancements in accordance with the requirements of the Environment (Wales) Act and relevant Development Plan policies. The recommendation is one of approval subject to the outstanding Welsh Water matters being addressed.

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 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.

- **SS135-AL(20)01 – Location Plan**
- **SS135-AL(20)06 – Proposed Location & Block Plan**
- **SS135-AL(20)07 – Proposed Site Plan**
- **SS135-AL(20)08 – Proposed Floor Plan**
- **SS135-AL(20)09 – Proposed Set Out Plan**
- **SS135-AL(20)10 REV A – Proposed Elevations**
- **SS135-AL(20)11 – Proposed Roof Plan**
- **10483-ECL-ZZ-XX-DR-C-0503 PO6– Proposed Drainage Strategy**
- **10483-ECL-ZZ-XX-DR-C-0002 PO2 – Proposed Surface Finishes**
- **10483- ECL-ZZ-XX-DR-C-0502 PO2 – Proposed Catchment Plan**
- **Construction Traffic Management Plan – dated 16/12/2025**
- **Flood Consequence Assessment – dated October 2025**
- **Preliminary Ecological Assessment – dated 16/09/2025**

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

(03) Prior to the use of the extension and car parking area hereby approved the bird box shall be installed on the building as per drawing ‘SS135-AL(20)10 REV A – Proposed Elevations’ and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To help conserve and safeguard biodiversity.

(04) The development shall take place in accordance with Section 7.0 (Mitigation and Recommendations) and Section 8.1.1 (INNS Eradication) contained within the Preliminary Ecological Assessment by Cambrian Ecology Ltd dated September 2025 submitted under application reference FPL/2025/294.

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

(05) Construction working hours 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

(06) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference 'SS135-AL(20)07 – Proposed Site Plan' 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.

(07) No development shall commence until the following have been submitted to and agreed in writing by the Local Planning Authority

- 1) Asset location survey has been undertaken to ascertain the exact location, condition, depth and material; and**
- 2) A detailed site plan, as informed by point 1) above to demonstrate the relationship of the proposed development and its loading implications with our assets and confirm that the required protection zones and access can be maintained, and the required protection measures relevant to the asset can be put in place; and**
- 3) If necessary, a scheme to divert the assets.**

No works as part of the development pursuant to this permission shall be carried out on site until such a time that the approved scheme/works have been constructed, completed and brought into use with the approved scheme. Thereafter the approved development will be retained in perpetuity.

Reason: To protect the integrity of the public assets and avoid damage thereto and in accordance with Development PCYFF 2 of the Joint Anglesey and Gwynedd Local Development Plan.

(08) Surface water flows from the development shall only communicate with the public surface water sewer through an attenuation device that discharges at a rate not exceeding 1.4 l/s.

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment

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.

Key Issues

The key issues are whether the proposal complies with relevant local development plan policies and the potential impacts of the proposed use on the amenities of neighbouring residential properties.

Policies

Joint Local Development Plan

Strategic Policy PS 5: Sustainable Development
Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
Policy ISA 2: Community Facilities
Policy PCYFF 2: Development Criteria
Policy PCYFF 3: Design and Place Shaping
Policy PCYFF 1: Development Boundaries
Policy AMG 5: Local Biodiversity Conservation
Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 16: Sport, Recreational and Open Space (2009)

Response to Consultation and Publicity

Consultee	Response
Priffyrdd dros dro / Highways temporary	Comments/conditions
Cynghorydd Non Lewis Dafydd	No response at the time of writing the report.
Cynghorydd Dylan Rees	No response at the time of writing the report.
Cynghorydd Paul Charles Ellis	No response at the time of writing the report.
Cyngor Tref Llangefni Town Council	No comments.
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor	Comments/advice in relation to ecological/biodiversity matters.

The application was afforded statutory publicity. This was by the posting of personal notification letters on the occupiers of the neighbouring properties. The latest date for the receipt of representations was the 16/02/2026.

At the time of writing the report no representations had been received.

Relevant Planning History

34C627 - Creu man chwarae i blant ar dir yn / Formation of a children's play area on land at Bro Tudur, Llangefni. - Canitau / Granted 21/11/2011

Main Planning Considerations

Introduction

The application is made for the construction of a new enclosed Multi Use Games Area (MUGA) together with the erection of fencing.

The application site is located within the development boundary of the Urban Service Centre of Llangefni and thereby conforms with the provision of policy PCYFF1 of the Joint Local Development Plan (JLDP).

Policy Considerations

Policy ISA 2 of the JLDP relates to Community Facilities and states that the plan will help sustain and enhance community facilities by granting the development of new community facilities, provided that:

- i. they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;
- ii. in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;
- iii. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;
- iv. the proposal is of an appropriate scale and type compared to the size, character and function of the settlement;
- v. the proposal is easily accessible by foot, cycle and public transport

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

In relation to this particular proposal, the site is located within the development boundary, adjacent to an existing children's play area and is of an appropriate scale and type and is easily accessible by foot, cycle and public transport. Consequently the proposal accords with the provisions of policy ISA 2.

The proposal is also deemed to accord with the provisions of policy PCYFF 2: Development Criteria and it is not considered that the proposed use will give rise to unacceptable impacts upon the amenities of neighbouring properties.

The proposal is also consistent with the objectives of Planning Policy Wales and Technical Advice Note 16 in relation to the provision of recreational spaces and the associated health and well-being benefits afforded by such facilities.

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 includes a Green Infrastructure Statement and includes appropriate biodiversity enhancement measures comprising a new planter.

It is therefore considered that the proposal is acceptable 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

The Highways Department have been consulted on the proposal and are satisfied with the proposals subject to a condition requiring the installation of security railing adjacent to the exit point of the enclosure to prevent children running out into the carriageway.

Conclusion

The proposal is considered to be acceptable and accords with relevant local development plan policies and it is not considered that the proposed use gives rise to a significant detrimental impact upon the amenities of neighbouring properties.

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 biodiversity planter shall be installed as noted on drawing reference TQRQM26008134734954 prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To ensure the proposal provides biodiversity enhancements in accordance with Policy AMG5.

(03) The safety railing as shown on drawing reference TQRQM26008134734954 shall be installed prior to the use of the development hereby approved, and thereafter shall be retained as such for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority in the interests of the safety of vehicular and pedestrian traffic.

(04) 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: TQRQM25344200813145
- Block Plan v4: TQRQM26008134734954
- General Arrangement Rebound: XE1R820HGNNN004
- SLEAF Gate: XG1R820HGNNN100_1
- Double Leaf Gate: XG2R820HGNNN300_2
- MUGA: CAS-505752-W3R3M3 Rev. A
- Fencing System Elevations: SRC_2000mmHIGH-CB#1 Rev. A

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: PCYFF1, PCYFF2, PCYFF3, PS5, ISA2, PS19, AMG5.

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.

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Planning Committee: 01/04/2026

13.1

Application Reference: DEM/2026/2

Applicant: Head of Housing Services

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

Site Address: Craig Y Don, Amlwch



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

Recommendation: Permitted Development

Reason for Reporting to Committee

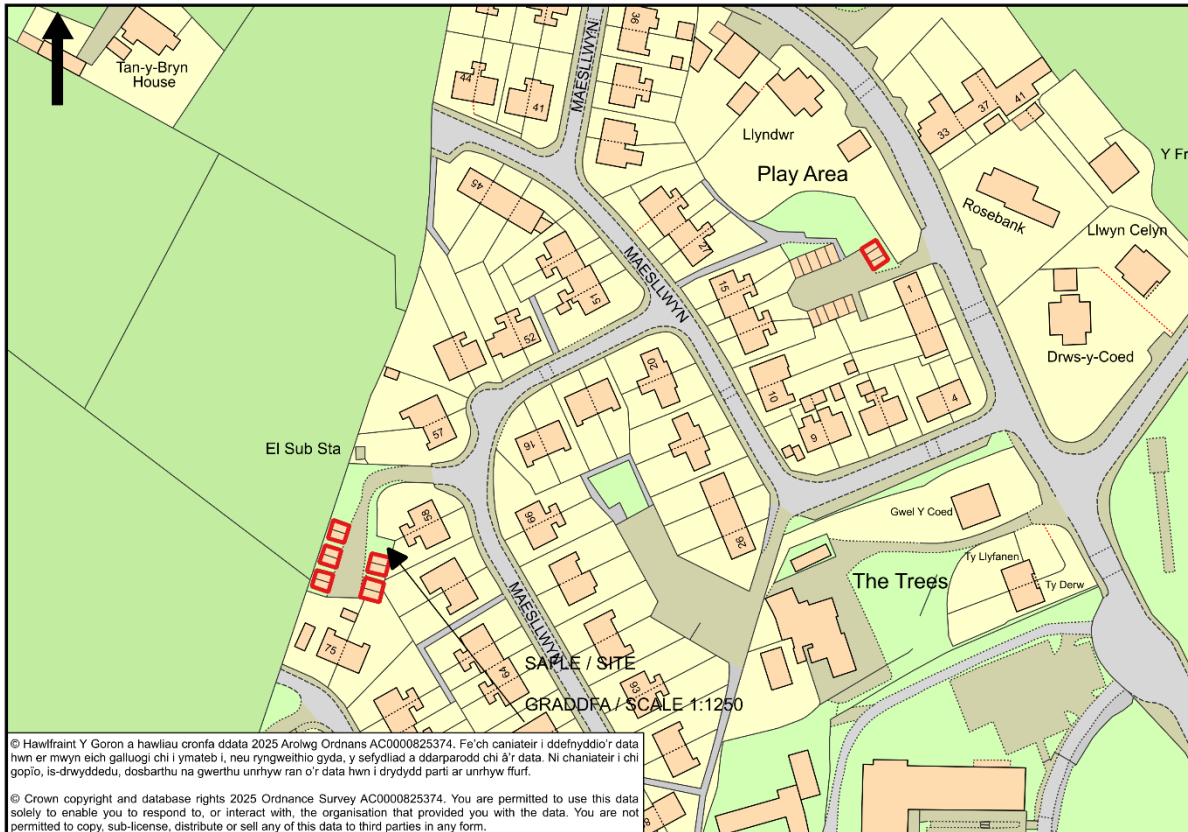
The proposal to demolish disused and dilapidated domestic type garages at Craig Y Don, Amlwch, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.

Application Reference: DEM/2026/3

Applicant: Head of Housing Services

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

Site Address: Maes Llwyn, Amlwch.



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 Maes Llwyn, Amlwch, was considered to be permitted development under Part 31 of the Town and Country Planning (General Permitted Development) Order 1995.