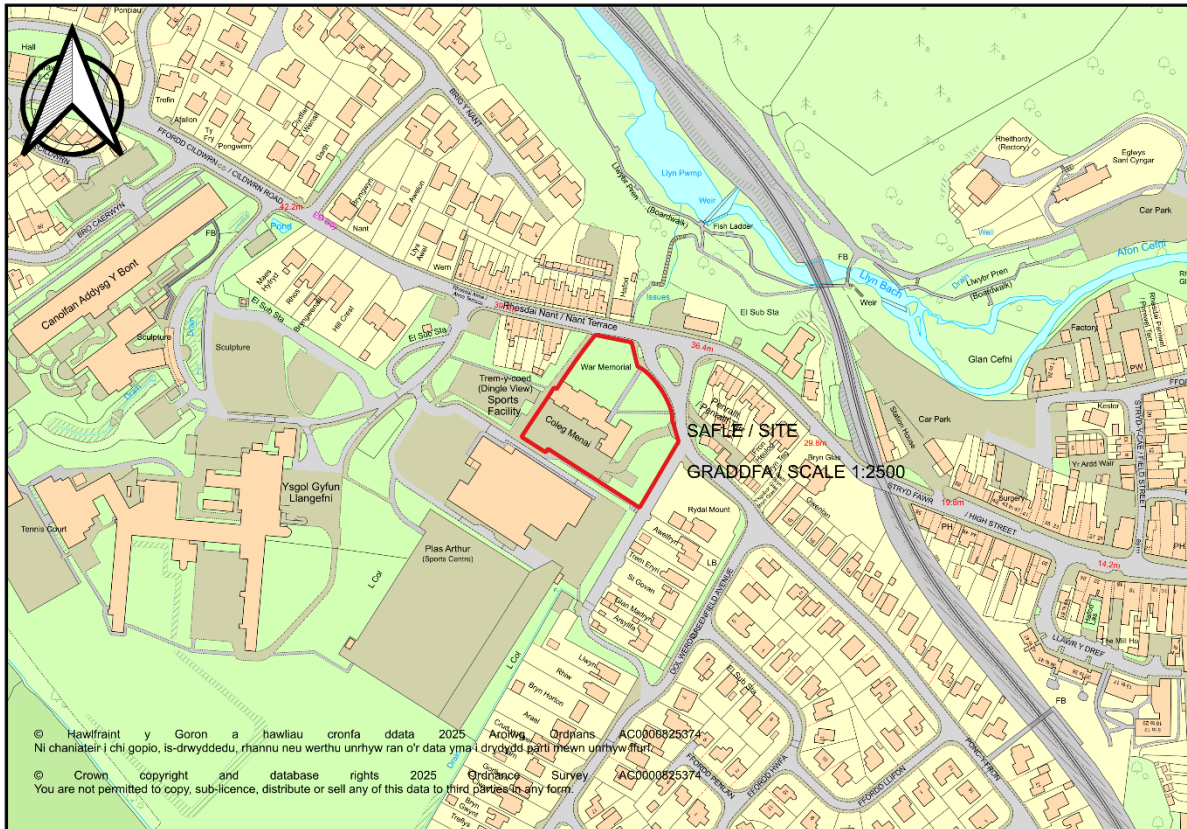


Application Reference: FPL/2025/108

Applicant: Jerry Huppert

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

Site Address: Canolfan Penrallt, Plas Arthur, Llangefni



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

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

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

Planning Policy Wales (Edition 12, February 2024)

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

Response to Consultation and Publicity

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

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

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

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

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

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

Relevant Planning History

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

Main Planning Considerations

Proposal

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

Policy Considerations

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

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

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

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

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

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

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

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

Design & Heritage

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

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

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

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

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

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

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

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

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

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

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

Impacts on amenities of adjacent uses/residential properties

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

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

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

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

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

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

Ecology & Biodiversity

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

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

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

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

Highways and Sustainability

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

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

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

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

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

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

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

Welsh Language

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

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

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

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

Reason: In the interests of good design.

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

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

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

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

Reason: In the interest of residential amenity

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

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

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

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

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

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

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

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

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

Application Reference: LBC/2025/24

Applicant: Head of Housing Services

Description: Listed Building consent to mount a plaque at

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



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

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

Key Issues

The application's key issues are:

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

Policies

Joint Local Development Plan

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

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

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

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

Planning Policy Wales (Edition 11) February 2021

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

Anglesey and Gwynedd Joint Local Development Plan (2017);

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

Response to Consultation and Publicity

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

Expiry Date: 22 10 25

Representations: Cllr. Glyn Haynes is supportive.

Relevant Planning History

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

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

Main Planning Considerations

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

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

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

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

Location Plan / Received 15/9/25

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

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

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

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

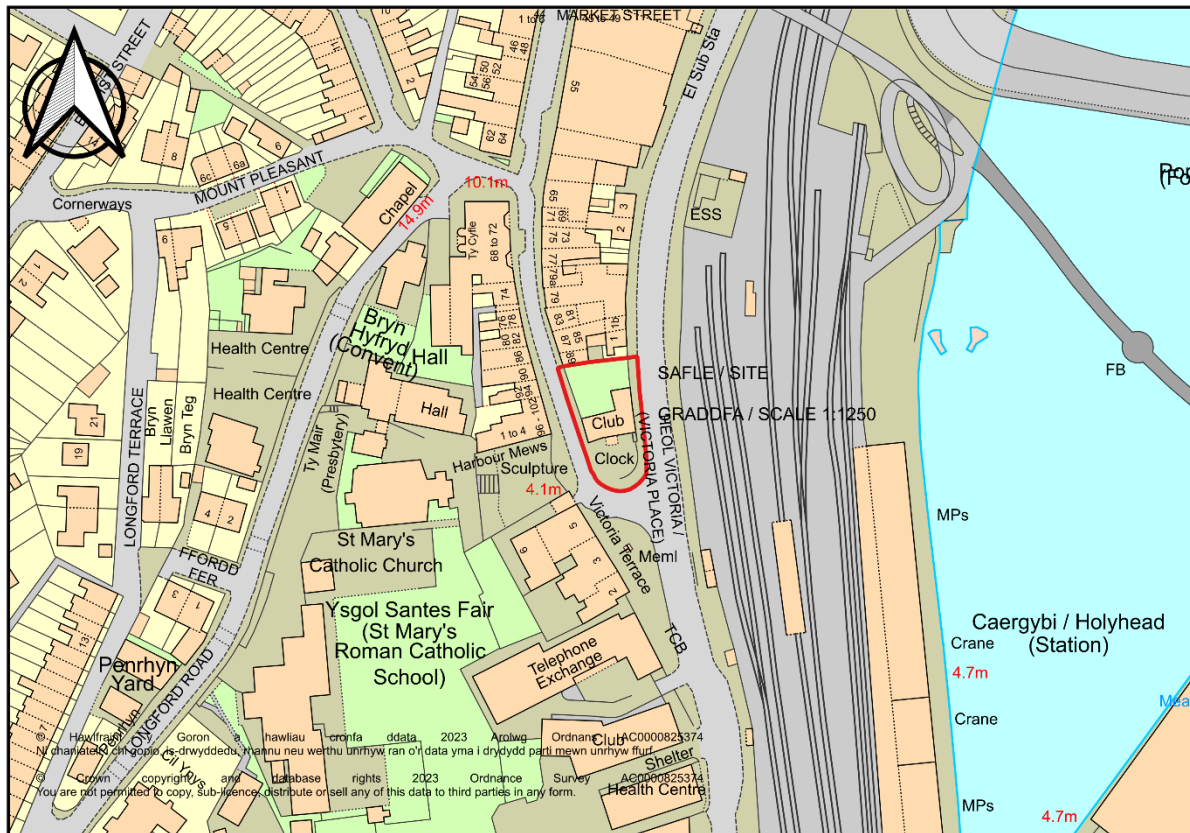
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: CAC/2025/3

Applicant: Isle of Anglesey County Council

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

Site Address: 97 Market Street, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

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

Key Issues

The application's key issues are:

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

Policies

Joint Local Development Plan

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

Anglesey and Gwynedd Joint Local Development Plan 2011 – 2026

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

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

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

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

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

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

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

Response to Consultation and Publicity

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

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

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

Expiry Date: 22 10 25

Representations: Heneb had no comments.

Relevant Planning History

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

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

Main Planning Considerations

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Environmental Site Assessment / 1620017442-002 May 2025

Planning Statement / Q250068 July 2025

Sustainable Drainage Strategy / Ramboll July 2025

Preliminary Ecology Appraisal Report / Ramboll July 2025

Green Infrastructure Statement / Ramboll

Design and Access Statement / Ramboll July 2025

Design the Landscape Materials for Outdoor Spaces / Ramboll /

Strategies for the Landscape Plants / Ramboll

Landscape Design / Ramboll

Strategies for the Landscape Sustainable Drainage / Ramboll

Heritage Impact Assessment / Cadnant Planning July 2025

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

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

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

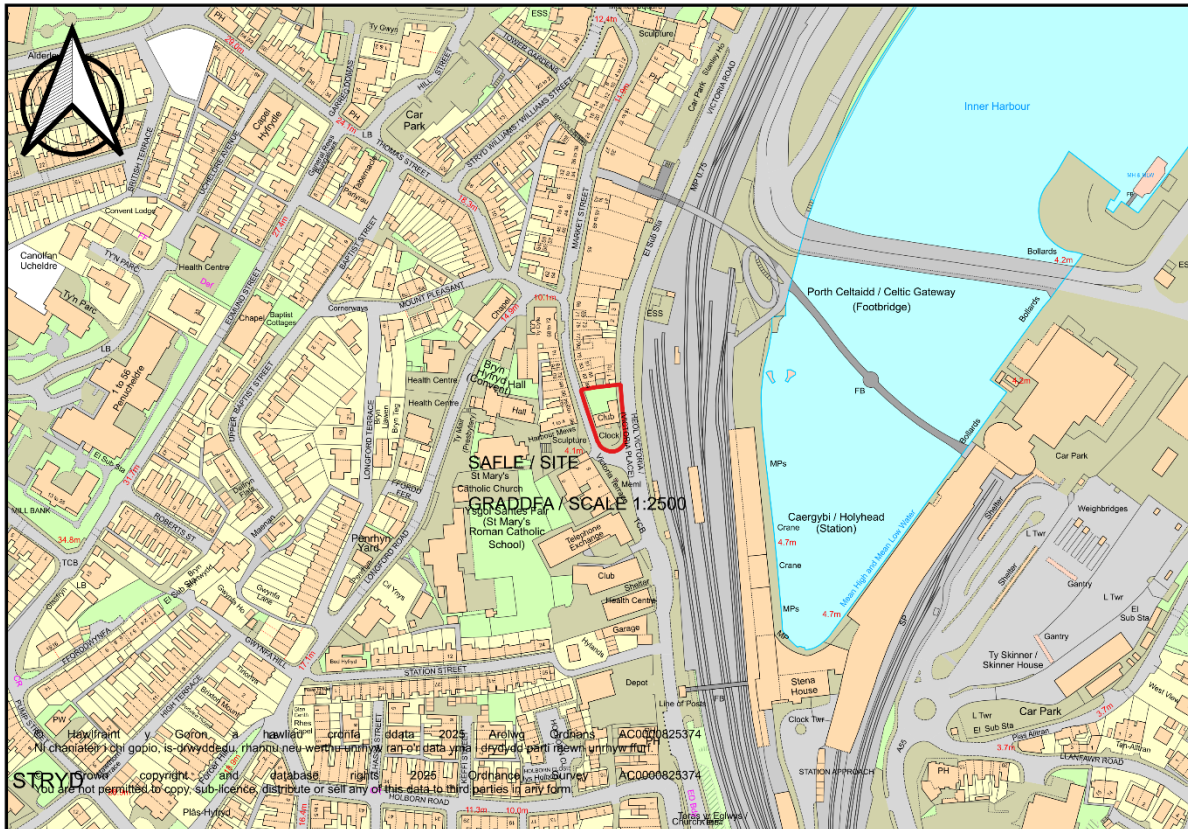
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: ADV/2025/7

Applicant: Isle of Anglesey County Council

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

Site Address: 91-97 Market Street, Holyhead



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

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

Policy CYF 8: Holyhead Regeneration Area

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 1: Welsh Language and Culture

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

Policy TRA 4: Managing Transport Impacts

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

Planning Policy Wales – Edition 12 (2024)

Technical Advice Notes (TAN):

TAN 12: Design (2016)

TAN 20: Planning and the Welsh Language (2017)

TAN 24: The Historic Environment (2017)

Response to Consultation and Publicity

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

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

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

Relevant Planning History

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

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

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

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

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

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

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

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

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

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

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

Main Planning Considerations

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

Proposal and Site

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

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

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

i. Siting and Design

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

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

ii. Impact on Adjacent Residential Properties

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

iii. Conservation Area

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

iv. Highways

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

Reason: To define the scope of this permission.

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

Reason: In the interests of visual amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

Reason: In the interests of amenity.

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

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

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

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