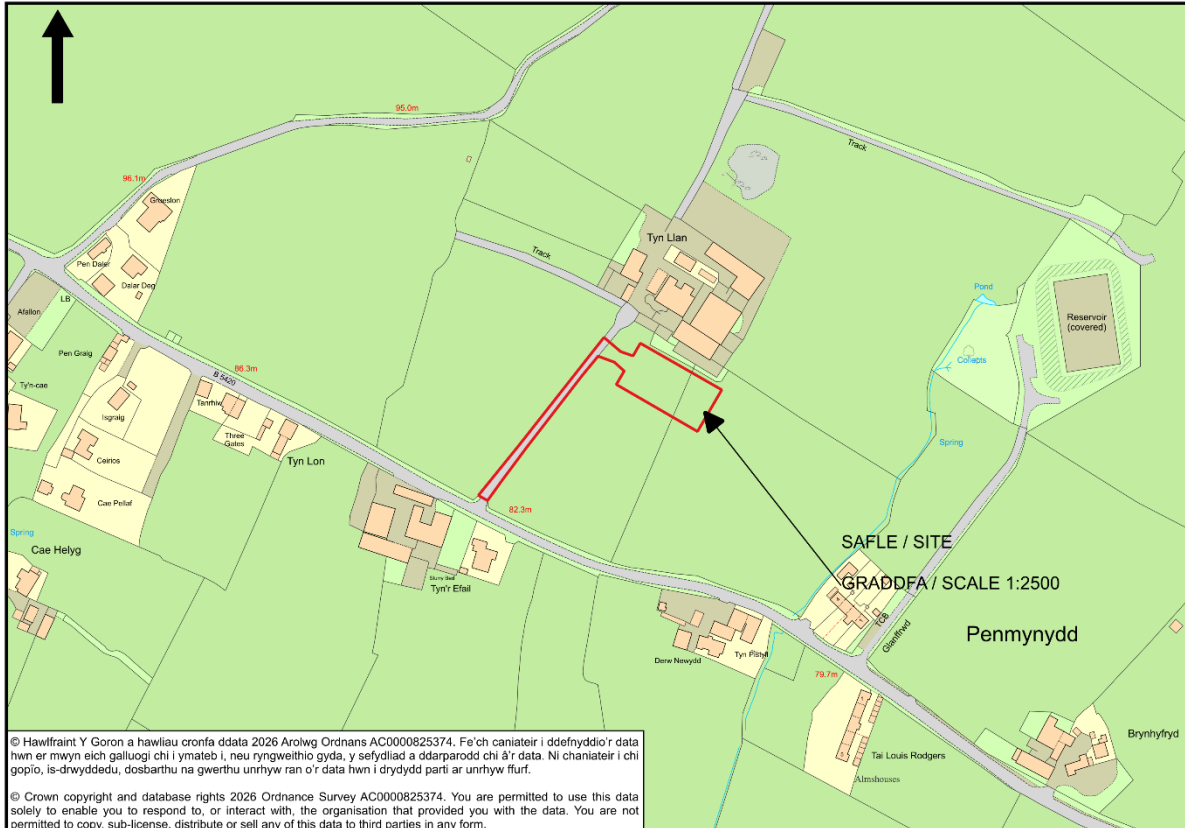


Application Reference: FPL/2026/7

Applicant: R S Hughes & G Pugh

Description: Full application for the creation of a slurry lagoon on land at

Site Address: Tyn Llan, Penmynydd Road, Penmynydd



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

**Recommendation:** Permitted with Conditions

**Reason for Reporting to Committee**

The planning application is being presented to the Planning and Orders Committee as the application involves a site which is owned by the Isle of Anglesey County Council.

**Proposal and Site**

The application site is Tyn Llan, an agricultural holding located in the open countryside to the north of the B5420 in Penmynydd.

The proposed scheme is for the creation of a slurry lagoon.

## **Key Issues**

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design and appearance and impacts upon the amenities of the area and neighbouring properties.

## **Policies**

### **Joint Local Development Plan**

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 4: Design and Landscaping

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

### **Planning Policy Wales (Edition 12, February 2024)**

Technical Advice Note 5: Nature Conservation and Planning

Technical Advice Note 6: Planning for Sustainable Rural Communities

## **Response to Consultation and Publicity**

**Cyfoeth Naturiol Cymru / Natural Resources Wales:** Initial concern due to inadequate information relating to the pollution of controlled waters. No objections once additional information was received and provided advice.

**Iechyd yr Amgylchedd / Environmental Health:** Provided environmental informatives.

**Draenio / Drainage:** Comments on flooding and SuDS.

**GCAG / GAPS:** No archaeological implications.

**Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor:** Comments on hedgerow removal period, wildlife ramp, mitigation planting, biodiversity enhancement and external lighting. Recommended conditional approval.

**Cyngor Cymuned Penmynydd & Star Community Council:** No objections but questioned the location and scale of the lagoon. Made comments regarding the effects of heavy rain and possible run-off.

**Dwr Cymru/Welsh Water:** No new operational development is proposed within the protection zone of the public watermain. No comments on the development as no foul or surface water connections are proposed. Provided advisory notes.

**Prifffyrdd a Trafnidiaeth / Highways and Transportation:** No objections as the existing site access had adequate visibility.

**Ymgynghorydd Treftadaeth / Heritage Advisor:** No comments.

**Cynghorydd Robin Wyn Williams:** No response received.

**Cynghorydd Sonia Williams:** No response received.

**Cynghorydd Dyfed Wyn Jones:** No response received.

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 06/03/2026. At the time of writing this report, two letters of objection had been received at the department.

The main comments raised were:

- Proximity of the slurry lagoon to neighbouring properties.
- Concerns of smell, visual impact and impact on residential amenity.
- Concerns regarding the capacity of the lagoon and how it has been calculated, whether it includes rainwater and whether there is sufficient freeboard capacity.
- Must ensure that the lagoon can safely store slurry during extreme weather.
- Concerns of water spillage which would flow down the field into the surface water drain.

In response to these comments:

- Matters relating to the siting and design of the slurry lagoon and impacts on neighbouring properties will be discussed in the main body of the report.
- The lagoon has been designed to meet the requirements of the Water Resources Control of Agricultural Pollution Wales Regulations 2021. Capacity calculations have been undertaken in accordance with the CoAPR requirements and have been scrutinised and accepted by NRW who advise the LPA on such matters.

### **Relevant Planning History**

41LPA576/CC – Erection of an agricultural shed at Tyn Llan, Penmynydd. No objection 04/10/1989.

41C107 - Agricultural determination for the erection of a shed to store hay and straw on land at Tyn Llan, Penmynydd. Permitted Development 27/11/2002.

### **Main Planning Considerations**

#### **Proposal and Site**

The application site is Tyn Llan, an agricultural holding located in the open countryside to the north of the B5420 in Penmynydd.

The proposed scheme is for the creation of a slurry lagoon.

The applications' main issues are:

- i. Principle of Development
- ii. Siting and Design

iii. Impact on Adjacent Residential Properties

iv. Ecology and Biodiversity

### **i. Principle of Development**

The proposed slurry lagoon is required to improve the existing slurry management system at the farm to conform with the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021. Furthermore, the non-spreading period over winter which has been imposed by the Welsh Government means that all farms must have a minimum slurry storage capacity of five months to comply with the regulations.

Section 5.6.8 of Planning Policy Wales states that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

The development relates to an agricultural holding of around 170 acres, with stock numbers comprising around 75 suckler cows and 200 breeding ewes. Natural Resources Wales have no objection to the development which is to improve existing slurry management on the farm in accordance with the new rules and regulations imposed by the Welsh Government. Furthermore, the structure has been located, designed and built to comply with the requirements of the regulations.

### **ii. Siting and Design**

The proposal is for the creation of a new slurry lagoon in the field immediately south of the existing farm buildings. At present, the southernmost aspect of the existing farm are the two existing concrete slurry stores. These are pre-1991 structures with a usable capacity of approximately 244.7 cubic metres after allowing for freeboard and structural limitations. Slurry calculations included in the farm infrastructure report note a requirement to store 1935.4 cubic metres, including rainfall and system inputs. This highlights a significant shortfall in slurry storing capacity on the holding, requiring an upgrade to meet the overall storage capacity requirements set by the Welsh Government.

The proposed lagoon will measure approximately 45.8m x 18.3m, with 45 degree banks to a depth of 4m. At its closest the lagoon itself will be 9.6m away from the existing slurry store and it will be surrounded by a 5m wide embankment. Due to the topographical levels of the site sloping downwards from north to south, the majority of the lagoon will be excavated below the existing ground level. Some of the surrounding embankment will be above the existing ground level to create a level surface. At its greatest, the embankment to the south of the lagoon will be 1.5m above the existing ground level of the field. A 2m high security fence will surround the lagoon, with condition (06) requiring this to be in place prior to use.

Whilst the proposed lagoon would extend the built form of the agricultural holding further south, it will be located in very close proximity to the existing lagoons and is considered the most suitable location on the holding. The proposed location was identified having regard to the operation of the farm, proximity to the farmyard and slurry handling infrastructure and the need to minimise disruption to existing farming activities. The lagoon is located immediately adjacent to the existing farm, allowing it to function as part of the agricultural complex, enabling efficient transfer and management of slurry. Alternative locations to the north of the farmyard would be more constrained by the existing arrangement of agricultural buildings and would reduce the availability of working space within the farmyard.

The proposed scheme provides vital infrastructure for the agricultural holding to comply with CoAPR requirements. The lagoon will be constructed to a high quality and is a type of development to be expected on agricultural holdings in rural areas. Whilst the lagoon will be located in an elevated position to the north of the B5420, due to its close proximity to the existing farm it is considered to integrate as an

extension to the agricultural complex, respecting the surrounding rural area in accordance with policy PCYFF 3. New native hedging will be planted along the whole southern boundary of the lagoon which will provide greater screening once established, allowing further integration and respecting the context of the site and the natural environment.

### **iii. Impact on Adjacent Residential Properties**

The application site is in an open countryside location, with neighbouring properties sparsely located in the surrounding landscape. The proposed lagoon will be around 120m away from the boundary with 4 Glanffrwd to the southeast, which is the closest of a terrace of four properties along the B5420. The lagoon will also be a similar distance away from Tyn Pistyll and Derw Newydd to the south and Tyn Refail to the southwest, each on the opposite side of the public highway. Several other residential properties to the west are between 200m and 350m away from the proposed lagoon.

Due to the proposed siting immediately adjacent to the existing concrete slurry lagoons, the proposed lagoon would only become around 30-32m closer to neighbouring properties compared to the existing slurry infrastructure. Whilst this application proposes a larger lagoon with more storage capacity, this is a necessary regulatory requirement which is linked to the existing farm operation, and not the introduction of a new use or enterprise to the area.

It is acknowledged that there will be some occasional odour associated with the slurry lagoon and the operation of the farm enterprise, but this is considered a known feature of living in a rural community. Slurry spreading on this land could occur regardless of the presence of the lagoon, which would still lead to an occasional short-term smell associated with agricultural processes. When considering the rural setting and the presence of the existing slurry lagoons that are only 30m further away than the proposed lagoon, the development is considered to have little or no greater impact on residential amenity in the area, complying with policy PCYFF 2.

### **iv. Ecology and Biodiversity**

A 30m section of stone wall and intermittent hedgerow separating two fields to the south of the farm will be removed to facilitate the development. This will be mitigated through the planting of a 50m section of native hedgerow along the southern boundary of the lagoon. Infill planting will also be carried out in the existing hedgerow that runs south of the lagoon towards the B5420. Condition (05) will ensure that the planting work is carried out in the first planting season following the use of the lagoon or the completion of the development. These measures will mitigate the hedgerow removal and will ensure overall biodiversity enhancement as part of the scheme, 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.

### **Conclusion**

The proposed scheme is for the creation of a slurry lagoon at Tyn Llan, Penmynydd. The lagoon will be sited immediately south of the existing farm complex, in close proximity to the two existing slurry stores. The existing slurry stores are substandard, and the proposed lagoon is required to provide the necessary slurry storage to meet regulatory requirements. Despite being sited in an elevated position, the majority of the lagoon will be excavated into the existing ground, with only some sections of the embankment being elevated above the existing levels. The development is considered to integrate into the existing agricultural holding, respecting the rural context of the site. Due to the proposal being an agricultural development in a rural setting and due to its proximity to the existing slurry stores, the proposed development is considered to have little or no greater impact on residential amenity in the area. The proposal will provide mitigation for the hedgerow being removed along with overall biodiversity enhancement through additional planting.

## Recommendation

That the application is permitted 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.**

- TY/1794/SU01B - Location plan
- TY/1794/PL01 - Proposed floor plan
- TY/1794/PL02A - Proposed elevations
- TY/1794/PL03C - Proposed site plan
- TY/1794/PL04 - Proposed fence & gate plan
- TY/1794/PL05 - Existing & proposed section
- Green infrastructure statement - V2 - Tŷ Architecture

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

**(03) The slurry lagoon hereby approved shall be used solely for the purposes of Agriculture, as defined by Section 336(1) of the Town and Country Planning Act 1990 (as amended) and for no other commercial or business use whatsoever.**

Reason: To ensure that the development will always be in the best interest of the agricultural industry.

**(04) No hedgerow removal shall take place between March and August in any year unless the site 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 works during this period.**

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

**(05) All planting and landscaping noted in the proposed site plan, reference TY/1794/PL03C, shall be carried out in the first planting season following the use of the lagoon 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 use of the lagoon hereby approved the fencing and gates shall be installed in accordance with the proposed site plan, drawing number TY/1794/PL03C, and the proposed fence/gate plan, drawing number TY/1794/PL04, and thereafter shall be retained as such for the lifetime of the development.**

Reason: To ensure health and safety.

**(07) Nothing other than biodegradable material derived from the farming unit known as Tyn Llan, Penmynydd shall be deposited/treated at the site.**

Reason: To define the scope of the permission.

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: AMG 5, PCYFF 2, PCYFF 3, PCYFF 4, PS 19

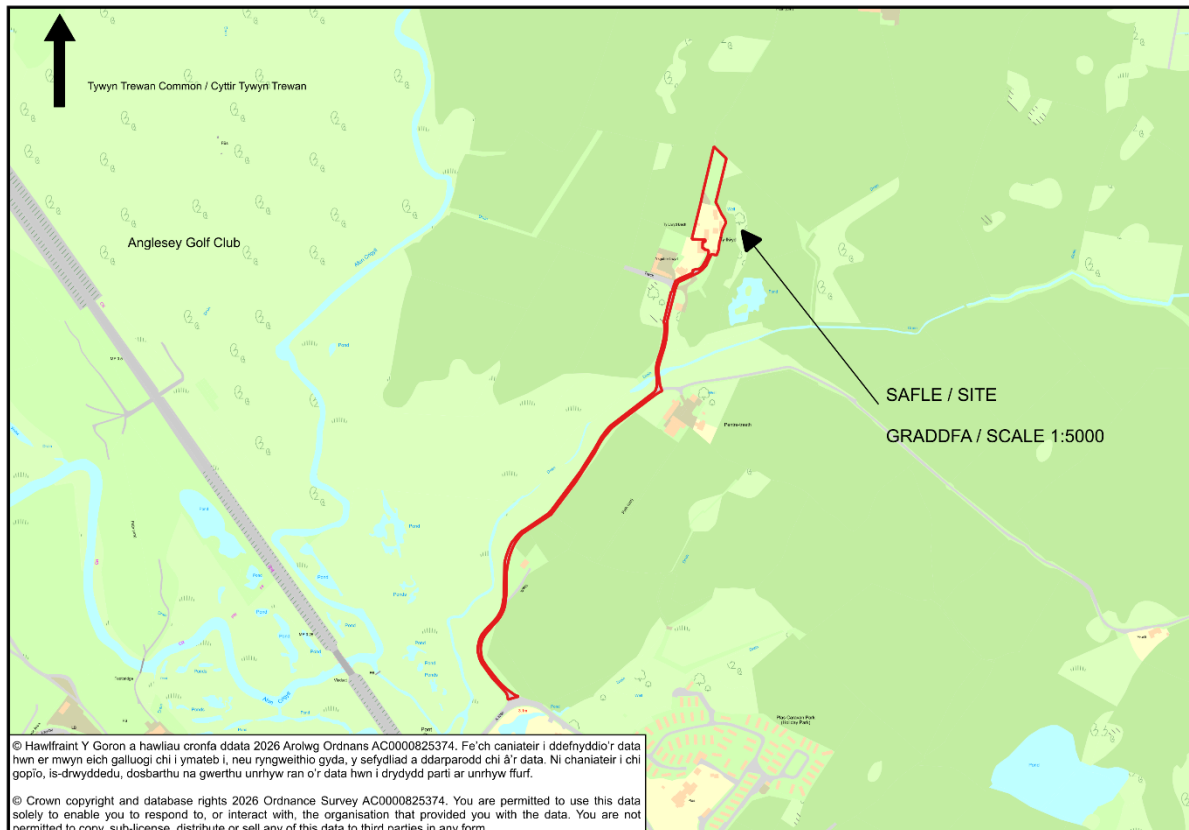
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2026/34

Applicant: Richard and Gillian Jones

Description: Retrospective application for the retention of the existing building as a holiday let at

Site Address: Ty Llwyd, Llanfaelog



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

**Recommendation:** Refused

### Reason for Reporting to Committee

The application is being presented to the Planning and Orders Committee at the request of Councillor Douglas Fowle.

### Proposal and Site

The application site is Ty Llwyd, a property located in an open countryside location around 900m to the northeast of Rhosneigr and 1.1km to the north of Llanfaelog.

The proposed scheme is for the retention of the existing building as a holiday let. The site has been subject to an enforcement investigation and the holiday let is currently operational.

### **Key Issues**

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design and appearance and impacts upon the amenities of the area and neighbouring properties.

### **Policies**

#### **Joint Local Development Plan**

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Mitigating and Adapting to the Impacts of Climate Change

Strategic Policy PS 13: Providing Opportunity for a Flourishing Economy

Strategic Policy PS 14: The Visitor Economy

Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment

Policy TWR 2: Holiday Accommodation

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

#### **Supplementary Planning Guidance (SPG):**

Design Guide for the Urban and Rural Environment (2008)

Maintaining and Creating Distinctive and Sustainable Communities (2019)

Parking Standards (2008)

Replacement Dwellings and Conversions in the Countryside (2019)

Tourism Facilities and Accommodation (2021)

## **Planning Policy Wales (12th edition, 2024)**

### **Technical Advice Notes (TAN):**

TAN 5: Nature Conservation and Planning (2009)

TAN 6: Planning for Sustainable Rural Communities (2010)

TAN 12: Design (2016)

TAN 18: Transport (2007)

TAN 20: Planning and the Welsh Language (2017)

### **Response to Consultation and Publicity**

**Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer:** No comments.

**Cyngor Cymuned Llanfaelog Community Council:** No response received.

**Cynghorydd Douglas Massie Fowle:** Called the application into the planning committee if the recommendation was one of refusal.

**Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor:** Comments on biodiversity enhancement and external lighting.

**Cyfoeth Naturiol Cymru / Natural Resources Wales:** No objections on flood risk as the holiday let and parking are outside the flood zone and as no works are proposed to the existing infrastructure within the flood zone. Advice on foul drainage, protected species and landscape.

**Draenio / Drainage:** Comments on flooding and SuDS.

**Priffyrdd a Trafnidiaeth / Highways and Transportation:** No objections.

**Iechyd yr Amgylchedd / Environmental Health:** Environmental and health & safety informatives.

**Dwr Cymru/Welsh Water:** The proposed development is outside the protection zone of the public watermain. Provided advisory notes.

**Cynghorydd Neville Evans:** No response received.

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 29/04/2026. At the time of writing this report, no letter of representation had been received at the department.

### **Relevant Planning History**

28C231 – Alterations and extensions to Ty Llwyd, Llanfaelog. Approved 31/07/1995.

HHP/2021/95 - Full application for alterations and extensions at Ty Llwyd, Llanfaelog. Approved 12/05/2021.

FPL/2024/297 - Full application for an extension to the residential curtilage at Ty Llwyd, Llanfaelog. Approved 20/12/2024.

LUE/2025/10 - Application for a Lawful Development Certificate for the existing use of the outbuilding as a holiday let at Ty Llwyd, Llanfaelog. Unlawful 14/08/2025.

## **Main Planning Considerations**

### **Proposal and Site**

The application site is Ty Llwyd, a property located in an open countryside location around 900m to the northeast of Rhosneigr and 1.1km to the north of Llanfaelog.

The proposed scheme is for the retention of the existing building as a holiday let. The site has been subject to an enforcement investigation and the holiday let is currently operational.

The applications' main issues are:

- i. Site History
- ii. Policy Considerations
- iii. Sustainability
- iv. Siting and Design
- v. Impact on Adjacent Residential Properties
- vi. Business Plan
- vii. Ecology and Biodiversity
- viii. Highways and Parking
- ix. Welsh Language

#### **i. Site History**

The building subject to this application was erected in 2012. The applicant claims that the building has been used as holiday accommodation since 2012, however a Certificate of Lawfulness application for the claimed use, reference LUE/2025/10, was determined as unlawful in August 2025. Whilst the evidence did show some holiday letting in the early years, the building was only marketed online from July 2023, and the building had also been used as a studio in the same period. It was concluded that the building had not been continuously used as a holiday let over the required period.

#### **ii. Policy Considerations**

Policy PCYFF 1 of the JLDP relates to development boundaries and states that outside development boundaries, development will be resisted unless it is in accordance with specific policies in the plan or

national planning policies or that the proposal demonstrates that its location in the countryside is essential. The application site is not located within a development boundary, and it is therefore necessary to consider whether the proposal conforms with other specific plan policies.

Policy TWR 2 is the relevant policy for this application as it involves a proposal to convert an existing building into holiday accommodation. The policy states that proposals for the conversion of existing buildings into holiday accommodation will be permitted, provided they are of a high quality in terms of design, layout and appearance and that the criteria of the policy can be met.

The first criteria relates to new build accommodation and is not relevant in this case. The second criteria of the policy requires the proposed development to be appropriate in scale considering the site, location and/or settlement in question. The proposal relates to an existing detached building located 16m to the northeast of the main dwelling. It was built in 2012 and has been used as a studio incidental to the main dwelling and is currently operational as a holiday let without planning permission. The building measures approximately 5.2m x 7.4m, giving it a floor area of around 38.5m<sup>2</sup>. The building was renovated in 2022 with dark timber cladding and a glazed area on the northern elevation, with no further changes proposed. The building is considered an appropriate scale for a 1-bedroom holiday unit. It is considered a high quality design and is appropriately sited away from the main dwelling, with its own amenity area so as to not impact the residential curtilage of Ty Llwyd.

The development is considered to comply with criteria iii of policy TWR 2 as it would not result in a loss of permanent housing stock. The fourth criteria of policy TWR 2 states that developments must not be sited within a primarily residential area and must not significantly harm the residential character of an area. The application site is in the open countryside to the north of Rhosneigr and Llanfaelog. The surrounding area consists of scattered residential dwellings and agricultural land and is not considered a primarily residential area.

The fifth criteria states that the development must not lead to an over-concentration of such accommodation within the area. To define what is meant by over concentration there is further detail in the Supplementary Planning Guide: Tourism Facilities and Accommodation. Paragraph 4.6.1 of the SPG states that a high number of holiday accommodation or a concentration of holiday accommodation in a specific area can have a detrimental impact on the social fabric of those communities. Paragraph 4.6.2 states that in considering an over-provision of self-catering holiday accommodation, consideration should be given to the provision and range of permanent self-catering holiday accommodation available. Furthermore, consideration should be given to the rate of second homes within a community. Matters associated with the impact of second homes on communities often correspond to matters associated with 'self-catering holiday accommodation', for example high levels of second homes, along with holiday accommodation, can mean:

- A lack of housing supply in order to meet the local need;
- Impact on local services, the amenities of local residents and the community;
- A lack a permanent population in order to maintain and support local community facilities;
- Seasonal employment opportunities only;
- Impact on local house prices.

Paragraph 4.6.5 states that in assessing whether or not there is an over-provision of holiday accommodation, the following should be considered:

- Whether or not there is an even distribution of holiday accommodation across the area - A provision of holiday accommodation that has been distributed evenly across the area is a way of ensuring that it does not lead to pockets of empty properties during the winter and ensures that excess pressure is not applied on local services and infrastructure at the peak of the season;

- Sociocultural impact – If holiday accommodation permeates into a traditionally residential area it can lead to a change in people's values and behaviour, and consequently, lead to them losing their cultural identity.
- Impact on the amenities of local residents, e.g. complaints regarding noise, disturbance, increase in traffic etc.
- Lack of community facilities and services - Local businesses providing for the needs of visitors more than the needs of local residents and only opening on a seasonal basis.
- Pressure on local infrastructure - The capability and capacity of local infrastructure to cope at the peak of the season.
- Quantity of holiday accommodation - Favourable consideration will not be given to applications for self-serviced holiday accommodation when the existing combination of holiday accommodation and second homes within the Community/Town/City Council area is higher than 15%. Council Tax information should be used as the information source in order to find this information.

As of January 2026, the percentage of second homes and holiday accommodation within the Llanfaelog community council area was 37.49%, more than double the 15% guidance noted in the SPG. This threshold is set to ensure that the communities of Anglesey and Gwynedd remain sustainable and viable communities. Large concentrations of second homes and short-term holiday accommodation can lead to major changes to communities as the nature of the neighbourhood changes. Issues and problems can emerge in many different ways and create less stable local communities. Areas with a high density of holiday accommodation face typical side effects such as increasing house prices, cultural changes, putting additional pressure on local infrastructure as well as resulting in the loss of community facilities serving the permanent population. These side effects are referenced in research conducted by the Joint Planning Policy Service (Gwynedd and Anglesey) together with research conducted on behalf of the Government, Second homes: Developing new policies in Wales.

Paragraph 4.6.6 of the SPG states that some exceptional circumstances can arise where there are clear advantages to allowing holiday accommodation in an area that already has a high number of holiday accommodation and second homes, beyond the 15% threshold. These exceptional cases include an enterprise associated with rural diversification and a proposal that would involve preserving and making alternative use of a listed building of historical value. As neither of these apply to the proposed development and as the community council area consists of 37.49% of second homes and holiday accommodation, the proposal would lead to an over-concentration of holiday accommodation in the area contrary to policy TWR 2.

### **iii. Sustainability**

Planning Policy Wales (PPW) acknowledges that in most rural areas the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in urban areas. Paragraph 3.15 of TAN 18 states that tourism proposals, particularly in rural areas, should demonstrate access by a choice of modes to avoid locking in the requirement for travel by car. It adds that a lack of public transport access needs to be balanced against the contribution tourism makes to the rural economy in the specific area.

Policies in the JLDP and PPW seek to ensure that developments are generally located in sustainable locations so as to minimise the need to travel. Paragraph 6.1.32 of the JLDP states that the government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, where possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles. PPW refers to tourism related development being an essential element in providing for a healthy and diverse economy and local planning authorities should adopt positive approaches to proposals which utilise previously developed land.

Strategic Policy PS 4 of the JLDP states that development will be located to minimise the need to travel. The policy supports proposals that encourage the use of footways, cycle infrastructure and public transport where appropriate, as modes of travel for local journeys that reduce the need to travel by private car. Strategic Policy PS 5 supports proposals that are consistent with sustainable development principles, which amongst other things includes directing development to the most appropriate places and reducing the need to travel by private transport.

It is accepted that most visitors will travel to the site by private car, and visitors would probably choose to use their own vehicles whilst on holiday; however, consideration must be given to the facilities available nearby. The application site is in an open countryside location to the north of Rhosneigr and Llanfaelog, accessed down an unclassified road and private track to the north of Station Road. The site is a 15 minute walk from the village of Rhosneigr, which is a popular tourist destination with a wide range of visitors facilities such as shops, public houses, restaurants, a sport club and a golf club. The private track leading to the application site is a public right of way, the unclassified road connecting this track to Station Road has low levels of vehicular traffic, with Station Road providing paved access to Rhosneigr. Rhosneigr train station is located along Station Road, around an 11 minute walk from the application site, with a bus stop adjacent to the train station offering several daily services to Holyhead and Llangefni passing through several other local villages. The public footpath running through the site connects to a series of other rural footpaths, whilst the Wales coastal path is also accessible from the village of Rhosneigr.

Overall, the proposal would offer potential visitors a range of alternative modes of travel to the car. Rhosneigr can be accessed by foot and provides a wide range of services, together with alternative travel opportunities and public footpaths. All these factors point towards the proposed development being in accordance with Policies PS 4 and PS 5 of the JLDP as well as Planning Policy Wales.

#### **iv. Siting and Design**

The proposal relates to the existing detached building, located 16m to the northeast of the main dwelling. It measures approximately 5.2m x 7.4m, with a monopitch roof sloping from 3.4m to 3.1m in height. The building is finished with dark timber cladding with a glazed area on the north elevation and a single door on the south elevation. The existing building was erected in 2012, refurbished in 2022 and no further amendments are proposed. It is a high quality design that has no impact on its natural environment, complying with policy PCYFF 3.

#### **v. Impact on Adjacent Residential Properties**

The application site is in an open countryside location where neighbouring properties are sparsely located in the surrounding landscape. The holiday unit is around 16.3m to the north of the main dwelling, with the amenity area further north, around 23.6m away from the dwelling. Due to the separation distance, the holiday unit is not considered to impact the residential amenity of the main dwelling. Neighbouring property Ty Llwyd Bach is 32.6m to the south, separated by the main dwelling of Ty Llwyd, with Ysgubor Lwyd over 70m to the south. All other residential properties in the area are over 200m away from the proposed holiday unit. Due to the small scale nature of this one-bedroom holiday unit and its separation distance from nearby properties, it is considered to have a negligible impact on residential amenity in the area, complying with policy PCYFF 2.

#### **vi. Business Plan**

Paragraph 6.3.67 of the JLDP states that historically national planning guidance and local planning policy has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated

return in income from what may be a significant investment. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location, which could result in businesses failing. Applicants will be required to submit a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use and then allow them to convert to residential use if shown to be unviable in holiday use.

Further guidance on the business plan is included in the Tourism Facilities and Accommodation SPG, noting that a business plan is expected to include an overview of the business, an analysis of existing market provision, demand and competition, details of the sales and marketing strategy and financial information. A section of the planning statement mentions the financial aspect briefly in terms of contribution to the local economy, however this is not an in-depth business plan, and it does not provide the level of detail required to satisfy criterion v of policy TWR 2.

Due to the significant proportion of second homes and holiday accommodation in the area, the LPA consider this to be a clear over provision and as such did not request an amended business plan as it would not overcome the initial concerns.

#### **vii. Ecology and Biodiversity**

A bird box will be installed on the building together with a hedgehog house and bee box within the garden. This will ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has been provided outlining the ecological considerations of the application to ensure compliance with Chapter 6 of Planning Policy Wales. Due to the open countryside location, external lighting will be controlled to ensure no light pollution in this rural area.

#### **viii. Highways and Parking**

The site is accessed down a private track and unclassified road to the north of Station Road. The highways department have no objections as the existing access has sufficient visibility and the development will provide minimal intensification to the highway. One extra parking space will be required on site for the one-bedroom holiday unit, which can be accommodated on the driveway. The proposed scheme will not impact highway safety and is considered to comply with the relevant transport policies.

#### **ix. 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 Planning Policy Wales and Technical Advice Note 20.

The guidance contained in Appendix 5 of the sustainable communities SPG states that all retail, commercial or industrial developments which do not require the submission of a Welsh Language statement should show how consideration has been given to the language. A statement has been submitted highlighting how the development will give considerations to the Welsh Language, in accordance with policy PS 1.

#### **Conclusion**

The proposed scheme is for the retention of the existing building as a holiday let. Whilst the siting and design of the building does not raise concerns, and the site is considered a sustainable location; the

proposal would lead to a significant over provision of holiday accommodation in the community council area. Whilst the proposal will not impact highway safety, will provide biodiversity enhancement and will not impact residential amenity in the area, this does override the concern of the over-concentration of holiday accommodation in the area.

### **Recommendation**

That the application is refused for the following reason:

**(01) The Local Planning Authority considers that the proposal would lead to an over-concentration of holiday accommodation within the area contrary to the requirements of policy TWR 2 of the Anglesey and Gwynedd Joint Local Development Plan and the advice contained in the Supplementary Planning Guidance Tourism Facilities and Accommodation (March 2021) and Planning Policy Wales (12th Edition)**

Application Reference: FPL/2026/59

Applicant: Mr Danny White-Meir

Description: Retrospective application for the retention of a storage container at

Site Address: Enochs, Holyhead Road, Valley



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

**Recommendation:** Permitted with Conditions

**Reason for Reporting to Committee**

The application is being presented to the Planning and Orders Committee at the request of Councillor Gwilym Jones.

**Proposal and Site**

The application site is Enochs Fish and Chips shop, located along the A5 within the development boundary of Valley as defined by the Joint Local Development Plan.

This is a retrospective application for the retention of a storage container. The application has been submitted following an enforcement investigation.

## **Key Issues**

The key issues are whether the proposal complies with relevant local and national planning policies and whether the proposal is acceptable in terms of its location, design and appearance and impacts upon the amenities of the area and neighbouring properties.

## **Policies**

### **Joint Local Development Plan**

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

### **Planning Policy Wales (12th edition, 2024)**

### **Technical Advice Notes (TAN):**

TAN 5: Nature Conservation and Planning (2009)

TAN 12: Design (2016)

## **Response to Consultation and Publicity**

**Cyfoeth Naturiol Cymru / Natural Resources Wales:** The application proposes less vulnerable development within Flood Zone 3 Seas. Due to the scale and nature of the proposed development, it is acceptable subject to the developer being made aware of the flood risk and consequences. Provided advice on flooding.

**Dwr Cymru/Welsh Water:** No objections as no below ground works are proposed and as the container could be moved if access to the public sewer was required. Condition relating to surface water drainage and provided advisory notes.

**Iechyd yr Amgylchedd / Environmental Health:** Provided environmental and health and safety informatives.

**Cyngor Cymuned Y Fali / Valley Community Council:** No response received.

**Cynghorydd Gwilym O Jones:** Called the application into the planning committee.

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 03/06/2026. At the time of writing this report, four letters of objection had been received at the department from one interested party.

The main comments raised were:

- There are three containers on the site, not two as stated by the application.
- Visual impact of an additional container and the effect on the character of the area.
- Over development and increase to the commercial intensity of the site, with the business expanding beyond what the site can support.
- Scale and industrial nature of the development is inappropriate for a residential area.
- Impact on residential amenity through overlooking, siting a container on the boundary and visual intrusion.
- Overbearing and oppressive impact of a tall and dominant structure on the boundary impacting the enjoyment of neighbouring homes and gardens.
- Noise and vibration impacts from the container and structural risk to boundary wall.
- The container has been in place for two months without any notice.
- The container is open on one end causing direct overlooking.
- The living garden above the container does not mitigate for the harm caused.
- Photographs provided demonstrating the impact of the container on neighbouring properties.

In response to these comments:

- During a site visit in May 2026 there were two containers on the site. One grey container has been present for years whilst the container subject to this application is currently blue and red.
- Matters relating to the siting and design of the container and its impact on residential amenity will be discussed in the main body.
- The site is an existing commercial premises which has been operating as a fish and chips shop for decades.
- Any boundary issues are civil matters between the interested parties.
- The LPA are aware that the container has been sited without planning permission as it has been subject to an enforcement investigation.
- The applicant intends to install the doors on the container.
- The living roof was initially proposed to meet biodiversity enhancement requirements. Due to the concerns raised, this has been removed and replaced by a bird box on the main building.

### Relevant Planning History

49C104D - Cais llawn ar gyfer cadw ffens lleihau swyn yn / Full application for the retention of a sound reducing fence at Valley Fish and Chips Shop, Valley. **Caniatáu / Permitted 21/09/2015**

49C104C/MIN - Cais am ddiwygiad ansylweddol ar ôl i ganiatâd cynllunio cyfeirnod 49C104A gael ei roi i addasu ac ehangu yn / Application for a non-material amendment following the grant of planning permission reference 49C104A for alterations and extensions at Valley Fish and Chips Shop, Valley. **Caniatáu / Permitted 24/10/2014**

49C104B/DIS - Cais i ryddhau amodau (02) a (03) sef manylion system echdynnu o ganiatâd cynllunio 49C104A yn / Application to discharge conditions (02) and (03) being details of extraction system from planning permission 49C104A at Valley Fish and Chips Shop, Valley. **Amod wedi'i Ryddhau / Heb ei Ryddhau / Condition Discharged / Not Discharged 09/10/2014**

49C104A - Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at Valley Fish and Chips Shop, Valley. **Caniatáu / Permitted 22/07/2014**

49C104 - Codi toiledau yn / Erection of toilets at Valley Fish and Chips Shop, Valley. **Caniatáu / Permitted 14/11/1989**

## **Main Planning Considerations**

### **Proposal and Site**

The application site is Enochs Fish and Chips shop, located along the A5 within the development boundary of Valley as defined by the Joint Local Development Plan.

This is a retrospective application for the retention of a storage container. The application has been submitted following an enforcement investigation.

The applications' main issues are:

- i. Siting and Design
- ii. Impact on Adjacent Residential Properties
- iii. Ecology and Biodiversity

#### **i. Siting and Design**

This is a retrospective application for the siting of a storage container in the northeast corner of the rear yard at Enochs. The container is required for additional storage of packaging materials, as the existing storage within the premises is limited and is insufficient to accommodate the volume of stock. Furthermore, the container will provide a dedicated space for staff to use during break periods as there is currently no suitable area due to the limited size and operational nature of the existing premises. There is an existing container in the rear yard which has been sited since the redevelopment of the site some 10 years ago.

The container measures approximately 6m x 2.4m and is 2.4m in height. It is currently coloured a mixture of blue and red which is considered low quality, creating a negative visual impact and not respecting the context of the site. As part of this proposal, the container will be painted beige grey. This will be a similar colour to the existing container on site, providing a more modest and muted colour scheme that will respect its built environment context. Condition (02) will ensure that the container is painted within three months. Due to the commercial nature of the site which has been operating as a fish and chip shop for decades, the proposed container is considered justified and will better integrate into the rear yard with an amended colour scheme that will reduce its visual impact.

At present, there is a fence on the eastern boundary with the car park, a low wall on the northern boundary with 1 Church Drive and a fence and existing building on the western boundary with 3A Holyhead Road. As part of this proposal a fence will be erected above the existing northern boundary wall to a height of 2m, containing the container within the rear yard and further contributing to its integration. Condition (03) will ensure that the fence is erected along the northern boundary within three months.

#### **ii. Impact on Adjacent Residential Properties**

The application site is an existing commercial premises within the development boundary of Valley, with several neighbouring properties nearby. The container is sited in the northeast corner of the yard, on the boundary with 1 Church Drive to the north and the Llys Hywel flats to the east. Painting the container in grey will mute its appearance and lessen its visual impact in the locality to the benefit of the wider area.

The existing fences on the east and west boundaries reduce its prominence from neighbouring properties.

Neighbouring property 1 Church Drive to the north is situated on a slightly lower topographical level, with the container situated on the boundary with their rear garden. At present there is a low boundary wall separating the properties, such that the container is a prominent structure on the boundary having an overbearing impact. To mitigate against the impact of the container, a new fence will be erected above the northern boundary wall up to a height of 2m. This will reduce the dominance of the container and ensure no overlooking between the commercial premises and the residential garden, providing an improvement compared to the existing situation. A 2m high fence could be erected in this location as permitted development under Part 2 Class A of the General Permitted Development Order. Condition (03) will require the fence to be erected within three months.

Painting the container, together with erecting a fence on the northern boundary will reduce the prominence of the container, improving its appearance and ensuring that it has negligible impact on residential amenity in accordance with policy PCYFF 2. The application site is an existing commercial premises where the rear yard has been used daily for commercial business for decades. As such, the proposed container along with its mitigation measures is considered acceptable.

### **iii. Ecology and Biodiversity**

A bird box will be installed on the main building to ensure overall biodiversity enhancement as part of the development, in accordance with policy AMG 5 and the Environment Wales Act (2016). A green infrastructure statement has been provided outlining the ecological considerations of the application to ensure compliance with Chapter 6 of Planning Policy Wales.

### **Conclusion**

This is a retrospective application to retain the storage container in the rear yard of Enochs Fish and Chip shop. The site is a commercial property that has been operating for decades, and an additional container is considered justified to provide storage space and a space for staff breaks. The appearance of the container will be improved by painting it grey, which is a more modest colour scheme that will further contribute to its integration into the site. A fence will be installed on the northern boundary to reduce the impact of the container on the neighbouring property and to prevent overlooking between the yard and the neighbouring garden. The application will provide essential storage space for the business, will integrate into the rear yard of the premises, will have negligible impact on residential amenity following the mitigation measures and will provide overall biodiversity enhancement.

### **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 within any provision of the conditions of this planning permission.**

- **3101 SITE, LOCATION AND BLOCK PLANS - Location plan & proposed block plan**
- **3101 ELEVATIONS - Proposed elevations**
- **Planning statement**

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

**(02) The storage container hereby approved shall be painted beige grey (RAL 7006), as noted in the proposed elevations, drawing number 3101 ELEVATIONS, within 3 months of the date of this permission.**

Reason: To lessen its visual impact on the site and surrounding area.

**(03) Within 3 months of the date of this permission, the fence shall be erected along the northern boundary of the site, as shown on the proposed elevations, drawing number 3101 ELEVATIONS, and thereafter it must be kept as such for the lifetime of the development hereby approved.**

Reason: To protect residential amenity.

**(04) Within 3 months of the date of this permission the bird box shown on the proposed site plan, drawing number 3101 SITE, LOCATION AND BLOCK PLANS must be installed, and thereafter it must be kept as such for the life of the development hereby approved.**

Reason: To help conserve and protect biodiversity.

**(05) No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.**

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: AMG 5, PCYFF 2, PCYFF 3

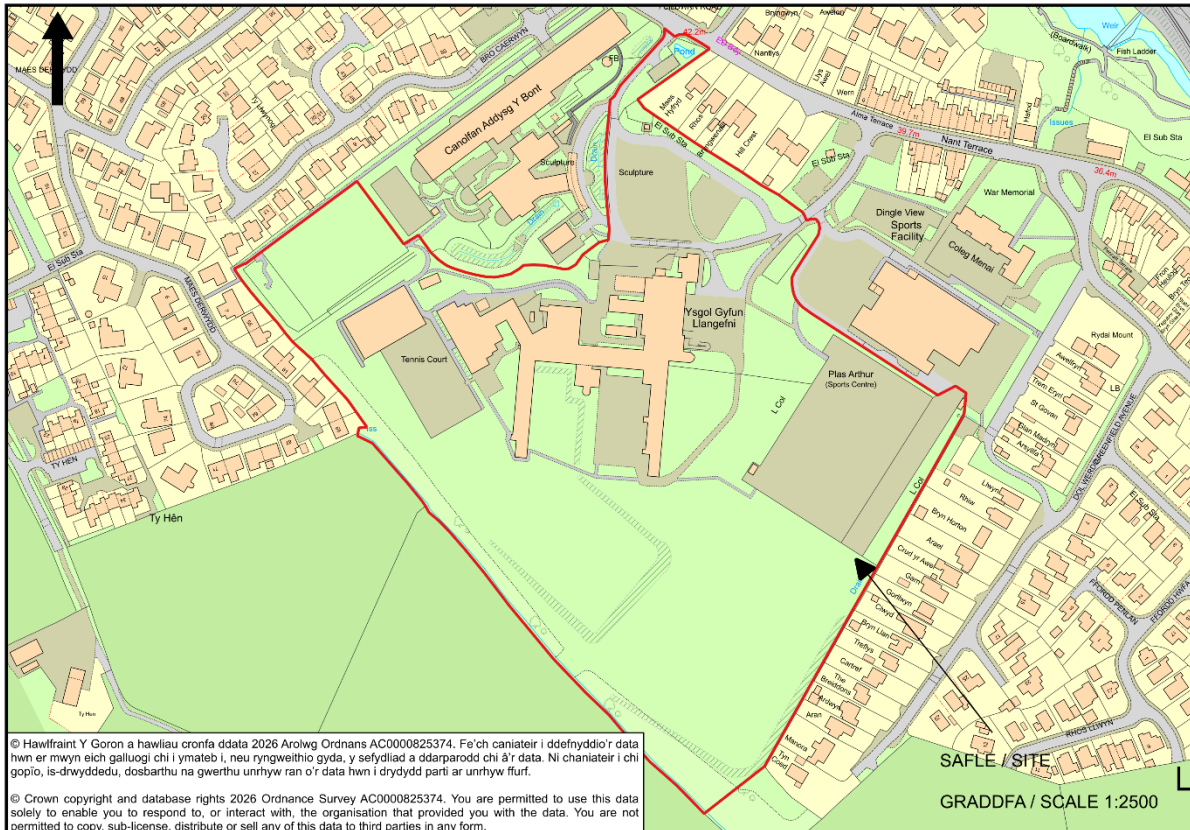
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2026/66

Applicant: Director of Education, Skills and Young People

Description: Application for the installation of replacement windows, together with new cladding at

Site Address: Ysgol Gyfun, Llangefni, Cildwrn Road, Llangefni



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

**Recommendation:** Permitted

**Reason for Reporting to Committee**

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

**Proposal and Site**

The application is for the installation of replacement windows, together with new cladding at Ysgol Gyfun Llangefni.

**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**

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

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

### **Planning Policy Wales (Edition 12, February 2024)**

### **Technical Advice Notes (TANs):**

TAN 5: Nature Conservation and Planning

TAN 12: Design

### **Response to Consultation and Publicity**

<b>Iechyd yr Amgylchedd / Environmental Health:</b> Informative provided
<b>Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor:</b> No objection
<b>Ymgynghorydd Treftadaeth / Heritage Advisor:</b> No objection
<b>Cynhorydd Geraint Ap Ifan Bebb:</b> No comment received
<b>Cynghorydd Nicola Roberts:</b> No comment received
<b>Cyngor Tref Llangefni Town Council:</b> No objection

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 12/05/2026. At the time of writing this report no representation had been received at the department.

### **Relevant Planning History**

34LPA121E/CC - Gosod uned symudol yn iard / Siting of a mobile classroom unit at Ysgol Gyfun Llangefni, Ffordd Cildwrn, Llangefni **Dim Gwrthwynebiad / No Objection 15/02/1989**

34LPA121F/CC - Creu cae hoci synthetig newydd, trac rhedeg 4 lon, pwll naid hir ynghyd a chodi ffens 3m o uchder a chodi llifoleuadau yn / Formation of a new synthetic hockey pitch, 4 lane running track,

long jump pit, together with the erection of a 3m high perimeter fence and floodlighting at Ysgol Gyfun Llangefni, Ffordd Cildwrn, Llangefni **Dim Gwrthwynebiad / No Objection 09/04/2001**

34LPA121G/CC - Codi estyniad ar yr Edrychiad De yn/Erection of an extension to the South Elevation at Ysgol Gyfun Llangefni, Ffordd Cildwrn, Llangefni **Dim Gwrthwynebiad / No Objection 08/07/2002**

34LPA121H/CC - Creu man parcio bysiau a ceir yn / Formation of a bus and car park at Ysgol Gyfun Llangefni, Ffordd Cildwrn, Llangefni **Caniatáu / Permitted 22/06/2005**

34LPA121J/CC - Addasu ac ehangu yn/Alterations and extensions at Ysgol Gyfun Llangefni, Ffordd Cildwrn, Llangefni **Caniatáu / Permitted 07/05/2009**

FPL/2020/71 - Cais llawn ar gyfer estyniad yn cynnwys lifft yn/Full application of an extension containing a lift at Ysgol Gyfun Llangefni, Ffordd Cildwrn, Llangefni **Caniatáu / Permitted 15/07/2020**

## **Main Planning Considerations**

### **The application's main issues are:**

- I. Proposed Development.
- II. Siting and Design.
- III. Adjacent Residential Properties.
- IV. Green Infrastructure and Ecology.

### **Proposed Development:**

The application is for the installation of replacement windows, together with new external cladding and other external refurbishment works to the existing wing of the school that extends southwards from the main building. The external alterations are proposed to the east, south and west elevations. No extension forms part of the development. The new façade cladding comprises five colours in a scheme of white, grey and blue. The replacement windows are aluminium frames in anthracite grey. The proposal also includes the installation of an engineered brick plinth below ground-floor window level on selected sections of the front, rear and side elevations.

### **Siting and Design:**

The proposal is 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. The proposed materials are considered to be of a high quality, the chosen colour palette is considered acceptable, and the works would improve the external appearance of the building and contribute to its longevity.

### **Adjacent Residential Properties:**

The proposal is considered to comply with the requirements of Policy PCYFF 2 in that it would not have an adverse impact on the surrounding area. Residential properties are located some distance from the site, and it is not considered that the proposal would have any unacceptable impact on the amenities of those properties. The development would be visible only from Plas Arthur Leisure Centre and the surrounding school grounds.

## **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.

In accordance with the requirements of Policy AMG 5 of the JLDP and the duty to enhance biodiversity, a bird box will be installed on a mature tree in the woodland on the site boundary together with a swift box installed onto the eastern elevation of the building. 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 polices. 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 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.**

- **ED245-PL-02 – Proposed Location & Block Plan**
- **ED245-PL-05 – Proposed Floor Plans**
- **ED245-PL-06 – Proposed Elevations**
- **Green Infrastructure Statement as received with application FPL/2026/66**

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

**(03) Prior to the commencement of the works hereby approved, a bird box as stated on drawing 'ED245-PL-02 – Proposed Location & Block Plan', shall be installed on a nearby tree 3 weeks**

**prior to work commencing on site, and shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

**(04) A bird box shall be installed on the east elevation of the building as per drawing 'Green Infrastructure Statement as received with application FPL/2026/66' and thereafter shall be retained as such for the lifetime of the development hereby approved.**

Reason: To help conserve and safeguard biodiversity.

**(05) The cladding hereby approved shall be finished in the colours identified by the RAL numbers specified on drawing 'ED245-PL-06 – Proposed Elevations'.**

Reason: In the interests of visual amenity and to ensure that the development is carried out in accordance 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: AMG 5, PCYFF 2, PCYFF 3.

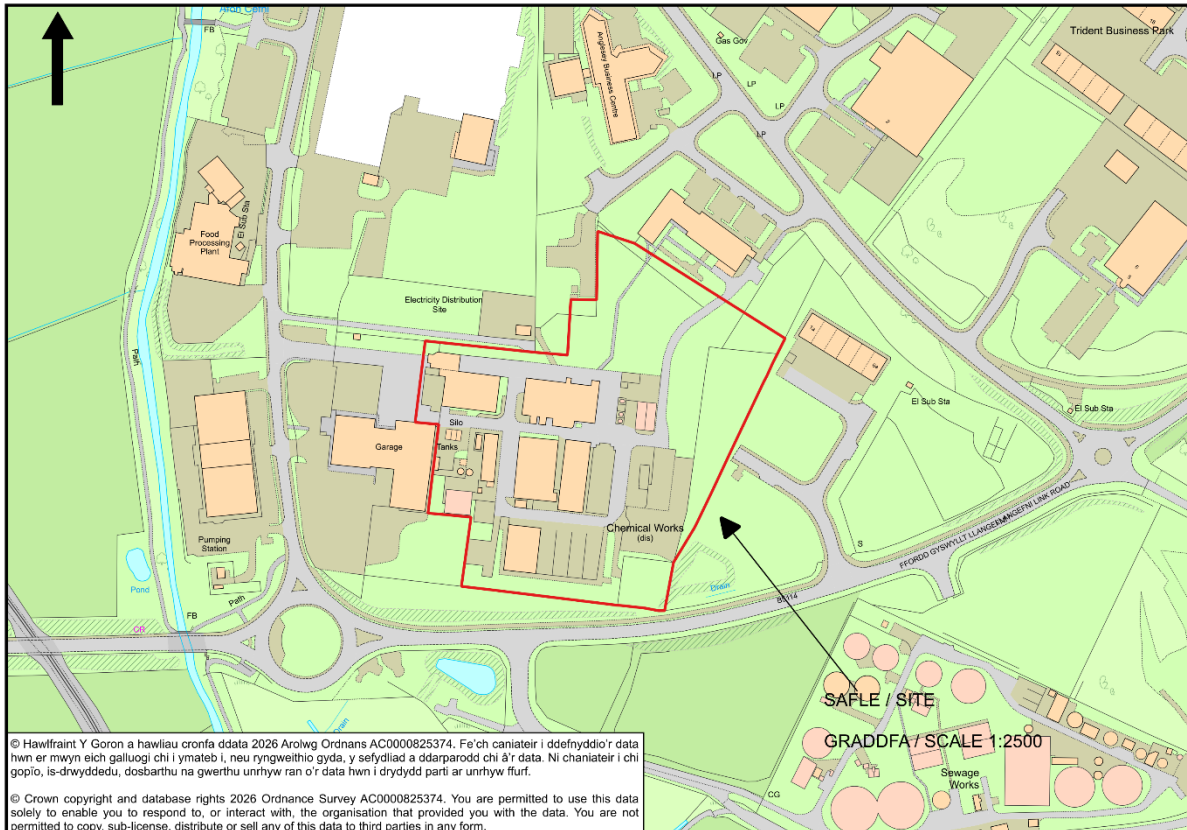
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: RM/2026/1

Applicant: Head of Service Regulation and Economic Development

Description: Application for reserved matters for the construction of the access road at

Site Address: Peboc, Llangefni.



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

**Recommendation:** Permitted with Conditions

### Reason for Reporting to Committee

The planning application is presented to the Planning and Orders Committee as the Isle of Anglesey County Council is the applicant and owner of the site.

### Proposal and Site

This application is a reserved matters application for the construction of an access road at Peboc, Llangefni.

Outline planning permission was approved under OP/2019/6 for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former - Peboc, Llangefni. This outline application was approved on the 24th July 2019.

A Section 73 application was submitted under VAR/2022/36 so as to allow further time to submit a reserved matters application. This was approved on the 07/07/2022.

A further Section 73 application was submitted under VAR/2024/40 to amend the wording of some conditions and insert a new phasing plan. This was approved on the 17/01/2025.

## **Key Issues**

The key issue is whether the Highway Authority is satisfied with the information submitted with the planning application in terms of Highway safety.

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF1 – Development Boundaries

Policy PCYFF2 – Development Criteria

Policy TRA4 – Managing Transport Impacts

### **Technical Advice Note 18: Transport.**

## **Response to Consultation and Publicity**

**Dwr Cymru/Welsh Water:** General Comments

**Cyngor Tref Llangefni Town Council:** No objection

**Priffyrdd dros dro (peidiwch a defnyddio ar ol 30/04/02026):** No objection and satisfied with the information submitted.

**Draenio / Drainage:** Confirmation that SAB approval had been granted.

**Cyngor Tref Llangefni Town Council:** No objection.

**Cynhorydd Geraint Ap Ifan Bebb:** No response.

**Cynhorydd Nicola Roberts:** No response.

The planning application has been advertised by means of individual letters to neighbouring properties. The expiry date to receive representations was the 6/7/26. At the time of writing the report no letters had been received.

## **Relevant Planning History**

OP/2019/6 - Cais amlinellol gyda'r holl faterion wedi eu cadw'n ôl ar gyfer dymchwel cyn weithle cemegol ynghyd a chodi 7 uned defnydd busnes (Dosbarth B1), defnydd diwydiannol cyffredinol (Dosbarth B2) a defnydd warws a dosbarthu (Dosbarth B8) yn yr hen safle / Outline application with all matters reserved for the demolition of the former chemical works together with the erection of 7 units for business use (Class B1), general industrial use (Class B2) and warehousing and distribution use (Class B8) at the former Peboc, Llangefni **Caniatáu / Permitted 26/07/2019**

RM/2019/11 - Cais am faterion a gadwyd yn ôl ar gyfer codi 7 uned busnes ynghyd a creu mynedfa i gerbydau a ddatblygiadau cysylltiedig ar dir yn / Application for reserved matters for the erection of 7 business units together with the construction of a vehicular access and associated development on land at Ystad Ddiwydiannol Bryn Cefni Industrial Park, Llangefni **Caniatáu / Permitted 08/01/2020**

VAR/2022/36 - Cais o dan Adran 73 i ddiwygio amod (02) (caniatâd materion a gadwyd yn ôl) o ganiatâd cynllunio rhif OP/2019/6 (dymchwel cyn weithle cemegol a chodi 7 uned fusnes) er mwyn caniatáu amser ychwanegol i gyflwyno'r cais materion a gadwyd yn ôl yn yr hen safle / Application under Section 73 for the variation of condition (02) (submission of reserved matters) of planning permission reference OP/2019/6 (demolition of former chemical works and erection of 7 business units) so as to allow further time for the submission of the reserved matters at the former Peboc, Llangefni **Caniatáu / Permitted 30/10/2019**

VAR/2024/40 - Cais o dan Adran 73 er mwyn newid amodau (01) (manyllion materion a gadwyd yn ôl), (02) (caniatâd materion a gadwyd yn ôl), (05) (rhaglen lliniaru archeolegol), (06) (cynllun draenio), (07) (cynllun halogi), (08) (cynllun monitro a chynnal a chadw), (11) (cynllun tirlunio), a (17) (manyllion materion a gadwyd yn ôl) o ganiatâd cynllunio VAR/2022/36 (codi 7 uned fusnes) er mwyn diwygio geiriad yr amodau, â chyflwyno strategaeth newydd yn raddol yn yr hen safle / Application under Section 73 for the variation of conditions (01) (reserved matters details), (02) (submission of reserved matters), (05) (archaeological mitigation programme), (06) (drainage scheme), (07) (contamination scheme), (08) (monitoring and maintenance plan), (11) (landscaping scheme), and (17) (reserved matters details) of planning permission reference VAR/2022/36 (erection of 7 business units) so as to amend the wording of these conditions and to insert a new phasing plan at the former Peboc, Llangefni **Caniatáu / Permitted 20/01/2025**

DIS/2026/14 - Cais i ryddhau amodau (12) (Lliniaru Dymchwel ar gyfer Adar sy'n Nythu), (14) (Cynllun Rheoli Adeiladu Amgylcheddol), a (15) (Cynllun Rheoli Traffig Adeiladu) o ganiatâd cynllunio VAR/2024/40 (codi 7 uned fusnes) yn yr hen safle / Application to discharge conditions (12) (Demolition Mitigation for Nesting Birds), (14) (Construction Environmental Management Plan), and (15) (Construction Traffic Management Plan) of planning permission VAR/2024/40 (erection of 7 business units) at the former Peboc, Llangefni **Amod wedi'i Ryddhau / Condition Discharged 08/05/2026**

### **Main Planning Considerations**

This is a reserved matters application for the construction of part of the access road to the site. The access will be via the Bryn Cefni Industrial Estate and the details submitted with the reserved matters application provides details of a small part of the access road from the Bryn Cefni Industrial Estate.

The Highways Authority has been consulted and they have confirmed that they are satisfied with the access and track as shown in the proposed drawings.

All remaining reserved matters such as appearance, scale and landscaping will be subject to a further reserved matters application.

### **Conclusion**

This is a reserved matters application for details of a small access road only. The highways authority has confirmed that they are satisfied with the information. The details received is therefore acceptable and complies with relevant policies of the JLDP and Technical Advice Notes.

## **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 within any provision of the conditions of this planning permission:**

- **Location Plan – 39765-Shr19a.dwg parkj**
- **Enabling Works – 17158-2012 Rev R02**
- **Proposed Drainage Scheme – 17158-2000 R02**
- **General Arrangement and Levels – 17158-2011 R02**
- **Section 38/278 Agreement Layout – 17158-2014 R02**
- **Road Cross Sections – 17158-2201 R02**
- **Subbase and capping layout – 17158-2013 R02**
- **Highway Construction Details – 17158-2405 R01**
- **Access Road Highway Vertical Alignment – 17158-2200 R02**
- **Drainage Strategy – Waterco 17158 Rev01**

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

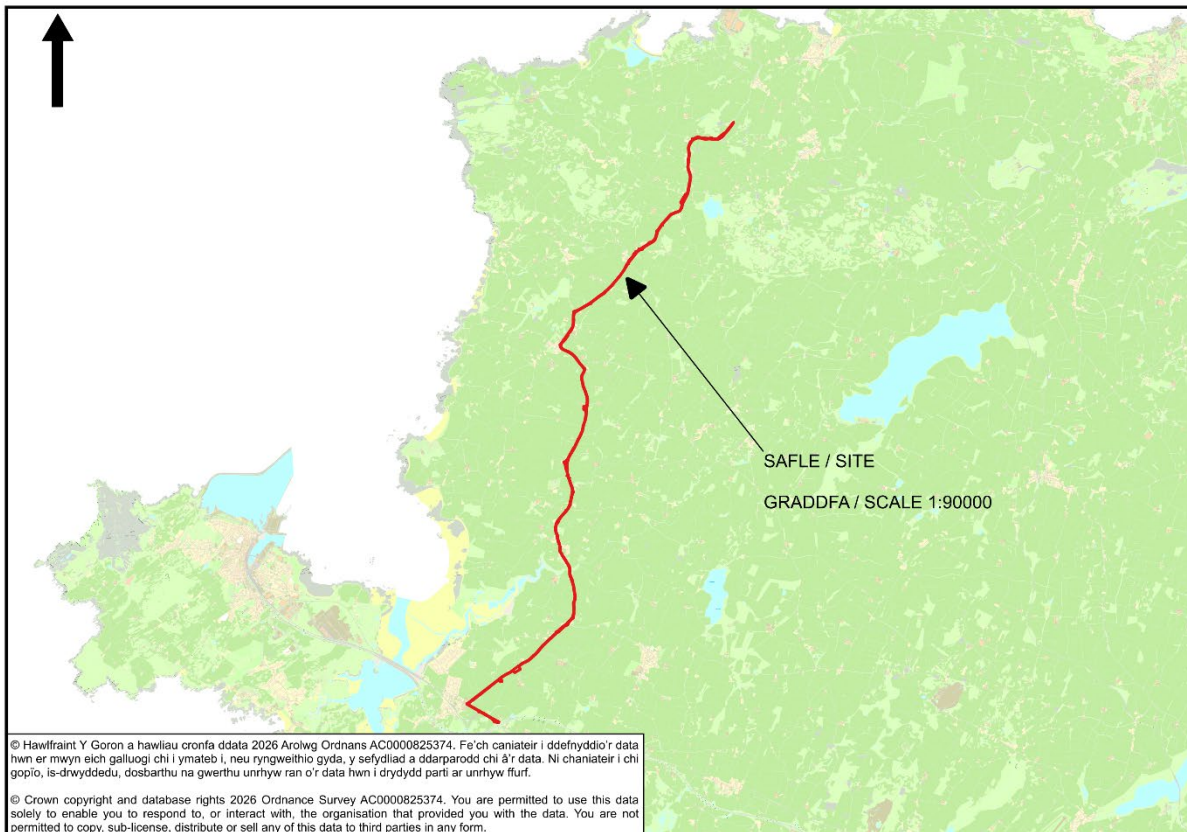
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: VAR/2026/14

Applicant: Great British Energy - Nuclear

**Description:** Section 73 application to vary condition (01) of application VAR/2023/41 (Improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years along the

**Site Address:** A5025 between A5 East of Valley Junction to Power Station Cemaes



**Report of Head of Regulation and Economic Development Service (Iwan Jones)**

**Recommendation:** Permitted with Conditions

**Reason for Reporting to Committee**

As the application includes land in the ownership of the Isle of Anglesey County Council (IACC) it shall be referred to the Planning and Orders Committee for determination in accordance with the Council Constitution.

## **Proposal and Site**

Planning permission ref. 27C106E/FR/ECON was granted in 2017 for on-line improvements to approximately 16.19 km of the A5025, extending from the A5 east of Valley Junction to the proposed Power Station Access Road Junction, across eight defined sections. The approved works comprise reconstruction and localised widening of the existing carriageway, surface dressing, drainage infrastructure, boundary treatments, landscaping, and the provision of signage and road markings. The scheme also includes a temporary construction compound incorporating a pavement recycling facility, and associated enabling works.

Condition 1 required the development to commence within three years of the date of permission (by 13 July 2020). Subsequent Section 73 approvals (refs. VAR/2020/24 and VAR/2023/41) have extended the implementation period, most recently to 13 July 2026.

The current application (VAR/2026/14) seeks to amend condition 1 of planning reference VAR/2023/41 to extent the implementation period for a further 3 years until July 2029.

The key components of the scheme approved by the original planning permission include:

Reconstruction and localised widening of sections of the existing carriageway, together with surface dressing;

A temporary construction compound and pavement recycling facility;

Two attenuation ponds and associated maintenance access;

Creation and temporary diversion of cycle routes;

Provision of replacement parking to offset the loss of existing laybys; and

Associated works including drainage, boundary treatments, landscaping, signage and road markings.

The improvements are distributed across eight sections of the A5025 between Valley and the proposed power station access junction south of Treglele. The scheme is intended to address existing physical and operational constraints along the route, including restricted carriageway widths and substandard alignment, as identified in supporting transport assessments and the Wylfa Newydd Supplementary Planning Guidance (May 2018).

The A5025 forms the main route serving the Wylfa site and is currently a two-way single carriageway of variable standard. The proposed improvements seek to enhance highway safety, facilitate abnormal load movements, reduce environmental and community impacts, and maintain the rural character of the route where possible.

In addition to the application form, land ownership certificates, application plans and drawings, the following information were submitted as part of the original planning application reference 27C106E/FR/ECON;

- Planning Statement

- Pre-application Consultation Report
- Environmental Report (ER)
- Code of Construction Practice (CoCP)
- Design Approach & Landscape Strategy
- Flood Consequences Assessment
- Glossary & Abbreviations
- Protected & Legally Controlled Species Compliance Report
- Rapid Health Impact Assessment (HIA)
- Screening Statement (to inform Habitat Regulations)
- Water Framework Directive Compliance Assessment
- Environmental Statement (Appendices and Non -Technical Summary)
- Welsh Language Impact Assessment (WLIA)
- Proposed Development Summary
- Design and Access Statement (DAS)
- Welsh Language Report

The Council issued an Environmental Impact Assessment (EIA) Screening Opinion (April 2026) for the A5025 Highway Improvements Section 73 application and it was confirmed that an EIA would not be necessary and subsequently was screened out of the application.

The application is accompanied by updates to the approved documents including the Environmental Report Addendum (2026) (the Report) and the chapters contained therein together with a Planning Statement, Green Infrastructure Statement and Species Compliance Report. These documents have assessed the changes that have occurred since the original application 27C106E/FR/ECON was approved and provide an update as to the current baseline position.

The submitted updated Environmental Report Addendum (2026) reviews the earlier findings and identifies what has changed (or not changed) and covers the following topics:

- Socio – Economics
- Public Access and Recreation
- Traffic and Transport
- Air Quality

- Noise and Vibration
- Surface Water and Groundwater
- Soils and Geology
- Terrestrial and Freshwater Ecology
- Landscape and Visual
- Cultural Heritage
- Update Mitigation and Summary of Effects
- Cumulative Effects Assessment

The Report confirms that the proposed development remains materially unchanged. The scheme design, alignment, extent and construction methods are identical to those previously approved, with updates limited to baseline information, policy context and programme. While minor changes have been identified, including additional receptors and limited mitigation, no material changes to environmental effects arise, and the magnitude of change is therefore considered negligible.

### **Key Issues**

Whilst studies undertaken by the applicant in 2010 - 2011 identified that the stretch of the A5025 between Valley and the then proposed Horizon Wylfa Newydd New Nuclear Project access road had physical and operational constraints in relation to the roads' width, alignment, overtaking opportunity and surface condition, a proposal of this scale and nature will inevitably raise a wide and diverse range of issues. The main issues that were given consideration at the time of determination of the original application included;

- i. Is there a Policy framework which supports the proposal.
- ii. Does the proposed development constitute 'Sustainable Development'.
- iii. Are there any specific environmental or technical constraints that would prevent the development of the highway taking place.
- iv. What are the impacts on residential amenity
- v. What are the transport implications on the highway network during the construction period.
- vi. Will there be a change in landscape and visual amenity value as a result of the proposed works.

In assessing this application to vary condition 1 of planning application VAR/2023/41 to extend the implementation period by a further three years the above issues have been given further consideration and are dealt with further in this report.

The Council as the Highways Authority was involved in the formulation of the original consented scheme through involvement in the design and pre-application discussions. Extensive dialogue between the applicant, Local Authority Highways department and the residents resulted in the provision of a range of measures to prevent impact on residents through design and the provision of mitigation.

## **Policies**

### **Joint Local Development Plan**

**Wales is Future Wales: The National Plan 2040 (2021)**

**Planning Policy Wales: Edition 12 (2024)**

**Active Travel (Wales) Act 2013**

### **Technical Advice Notes**

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

Technical Advice Note 6: Planning for Sustainable Rural Communities (2010)

Technical Advice Note 11: Noise (1997)

Technical Advice Note 12: Design (2014)

Technical Advice Note 13: Tourism (1997)

Technical Advice Note 15: Development & Flood Risk (2026)

Technical Advice Note 16: Sport, Recreation & Open Space (2009)

Technical Advice Note 18: Transport (2007)

Technical Advice Note 20: Planning & The Welsh Language (2017)

Technical Advice Note 21: Waste (2014)

Technical Advice Note 23: Economic Development (2014)

Technical Advice Note 24: The Historic Environment (2017)

**Wales Spatial Plan - People, Places, Futures (Welsh Assembly Government, update 2008)**

**Wales Transport Strategy - One Wales: Connecting the Nation**

**Emerging National Transport Plan 2015 (consultation document 2014)**

**North Wales Joint Local Transport Plan 2015 (JLTP)**

**North Wales Regional Transport Plan (2009)**

**Isle of Anglesey County Council Cycling Strategy (2014)**

**The Isle of Anglesey Area of Outstanding Natural Beauty (AONB) Management Plan Review (2023 - 2028)**

## **Anglesey Destination Management Plan (2023/2028)**

### **Main Policies from the Anglesey and Gwynedd Joint Local Development Plan (2011 - 2026) (JLDP)**

Policy PS 9 Wylfa Newydd and Related Development

Policy PS 19 Protecting and where Relevant 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 4 Coastal Protection

Policy AMG 5: Local Biodiversity Conservation

Policy AMG 6: Protecting Sites of Regional or Local Significance

Policy PS 20: Preserving and where Appropriate Preserving Heritage Assets

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

Policy AT 3: Locally or Regionally Significant Non- Designated Heritage Assets

Policy PS 5: Sustainable Development Policy

Policy PS 9: Wylfa Newydd and Related Development

Policy PS13: Providing Opportunity for a Flourishing Economy

PS 1: Welsh Language and Culture

Policy ISA 2: Community Facilities

Policy PS 6: Mitigating and Adapting to Climate Change Impacts

Policy TRA 4: Managing Transport Impacts

Policy ISA 1 Infrastructure Provision Policy

PCYFF 4: Design and Landscaping

### **Supplementary Planning Guidance**

Supplementary Planning Guidance 'Maintenance and Creation of Distinctive and Sustainable Communities' (July 2019)

Wylfa Newydd: Supplementary Planning Guidance (SPG) (2018)

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

Supplementary Planning Guidance-Parking Standards (2008)

Supplementary Planning Guidance-

## **Response to Consultation and Publicity**

**North Wales Police Service:** No response

**Awdurdod Datgomisiynu Niwclear / Nuclear Decommissioning Authority:** No response

**Wales and West Utilities:** No response

**National Trust:** No response

**Cydlynnydd Cydlyniant Cymunedol Community Cohesion Co-ordinator:** No response

**Bwrdd Uchelgais Economaidd Gogledd Cymru North Wales Economic Ambition Board:** No response

**HSE - Nuclear Sites:** No response

**Polisi Cynllunio / Planning Policy:** No response

**Priffyrdd a Trafnidiaeth / Highways and Transportation:** The Local Highways Authority supports the proposal and raises no objection. It is satisfied that the scheme addresses existing road safety and capacity issues, and that construction impacts would be minor, temporary, and not significant, with no lasting effects on traffic conditions. The Authority confirms that impacts can be effectively managed through standard controls and conditions, including traffic management plans and construction mitigation measures.

**Llywodraeth Cymru (Priffyrdd/Highways):** The Welsh Government, as Highway Authority, initially issued a holding objection, advising that planning permission should not be granted due to insufficient supporting information, including the need for updated documentation and a Transport Assessment to reflect current conditions; however, following the submission of additional information by the applicant, the Welsh Government has since withdrawn its objection.

**Gwasanaeth Cynllunio Archeolegol Gwynedd Archaeological Planning Service:** There are no archaeological objections to the requested extension of time.

**Ymgynghorydd Treftadaeth / Heritage Advisor:** The Environmental Statement addendum indicates that no listed buildings would be physically affected by the development, and that proposed screening measures would minimise any impact on their setting. As a result, there are no significant concerns regarding effects on nearby listed buildings.

**Sustrans Cymru:** No response

**RSPB Cymru / Wales:** No response

**Cyngor Gwynedd Council:** No response

**National Grid Plant Protection Team:** No response

**Swyddfa Rheoleiddio Niwclear / Office for Nuclear Regulation:** The proposed development does not present a significant external hazard to the safety of the Wylfa nuclear site.

**Tourism Partnership North Wales:** No response

**North Wales Wildlife Trust:** North Wales Wildlife Trust objects to the application, stating the scheme should be reassessed against current policy. They consider the submitted information is insufficient, particularly regarding biodiversity net benefit, and view the proposed mitigation as inadequate. They also raise concerns that the scheme does not meet the stricter PPW12 Stepwise Approach requirements.

**Dwr Cymru/Welsh Water:** No response

**Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor:** LUC supports the ecological assessment, confirming that updated surveys and baseline information show no material changes to ecological conditions, and that the original assessment findings remain valid. It agrees that no significant ecological or cumulative effects are likely, subject to the completion of further species surveys and implementation of appropriate mitigation where required.

**Mwynau a Gwastraff / Minerals & Waste:** The Service raises no objection, noting the application only extends the time limit with no material changes. It confirms existing conditions adequately cover materials and waste

**Rheolwr Polisi a Strategaeth / Policy & Strategy Manager:** No response

**Iechyd yr Amgylchedd / Environmental Health:** The Public Protection department raises no observations or objections to the application.

**Cyfoeth Naturiol Cymru / Natural Resources Wales:** Natural Resources Wales raises no objection subject to conditions, confirming that flood risk can be managed and that the proposal would not increase flood risk. It emphasises the need for a robust construction and environmental management framework, along with detailed measures to protect designated sites, protected species, watercourses and migratory fish. Overall, NRW is satisfied that impacts can be mitigated through appropriate conditions.

**Scottish Power Energy Networks:** No response

**Ymgynghoriadau Cadw Consultations:** Cadw is of the opinion that while construction works would result in temporary noise and visual disturbance near the Capel Soar Standing Stone (Scheduled Monument AN083), these effects would be short term and would not harm the understanding or setting of the monument. It was therefore agreed that the development would have no impact on the setting of the scheduled monument.

**Gwasanaeth Addysg / Education Service:** No response

**Safonau Masnach / Trading Standards:** No response

**Swyddog Cynllunio Argyfwng / Emergency Planning Officer:** No response

**Diogelu – Y Weinyddiaeth Amddiffyn / MOD Safeguarding:** No response

**Uned Datblygu Economaidd / Economic Development Unit:** No response

**Cyngor Cymuned Cylch y Garn Community Council:** No response

**Cyngor Cymuned Mechell Community Council:** No response

**Cyngor Cymuned Llanfaethlu Community Council:** No response

**Cyngor Cymuned Llanfair yn Neubwll Community Council:** No response

**Cyngor Cymuned Y Fali / Valley Community Council:** No response

**Cyngor Cymuned Llanfachraeth Community Council:** No response

**Cynghorydd Llio Angharad Owen:** Application called into the Planning and Orders Committee. The submission raises concerns from local residents about the potential impacts of the proposed works along the A5025. Key issues include the disruption to daily life during a prolonged construction period, particularly for those living close to the road, and uncertainty about what the road widening will mean for nearby properties. There are also safety concerns due to the existing hazardous nature of the road, with calls for reassurance that both residents and construction workers will be adequately protected. In addition, residents are worried about noise disturbance from heavy vehicles, especially at unsocial hours, and its effect on families and vulnerable groups. Finally, concerns are expressed regarding the impact on established roadside habitats and wildlife, and whether appropriate environmental mitigation will be provided.

**Cynghorydd Jackie Lewis:** No response

**Cynghorydd Kenneth P. Hughes:** No response

**Cynghorydd Gwilym O Jones:** No response

**Llywodraeth Cymru Llywodraeth Cymru:** No response

**Swyddog Hawliau Tramwy Cyhoeddus/ Public Rights of Way Officer:** The Council's PRoW position is supportive, confirming that temporary diversions during construction are acceptable as they are short term and properly managed, and that the scheme includes improvements to access and cycle connectivity. Overall, it is satisfied that impacts can be mitigated and will not result in significant adverse effects on access or recreational use.

**Ymgynghorydd Tirwedd / Landscape Advisor:** The landscape advisor confirms that the assessment remains valid, with no material changes to baseline conditions, methodology, or design since the original approval. Updated information does not alter the original conclusions, and no significant cumulative effects are identified. No objections are raised.

**Gwasanaeth Tân Gogledd Cymru /North Wales Fire Service:** No response

**Cymdeithas Cerddwyr / The Ramblers Association:** No response

**Cyngor Conwy Council:** No response

**Gwasanaeth Tai/Housing Services:** No response

**Openreach:** 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. The latest date for the receipt of any representation was the 27/05/2026.

Representations had been received at the department at the time of writing this report. The points raised are noted below:

- Concerns that road widening and construction could cause further structural damage to properties, particularly given past vibration-related damage.
- Significant road safety issues, including high speeds, poor visibility, unsafe access, and a history of accidents, which may be worsened by increased traffic and overtaking sections.
- Anticipated impacts on residential amenity from increased HGV traffic, noise, vibration, and construction activity, not fully addressed.
- Ongoing uncertainty for residents due to repeated delays and extended permission timeframes.
- Alternative, potentially safer solutions were suggested but not adopted.
- Recent incident highlights existing safety risks.
- Requests for additional mitigation measures, improved safety controls, and stronger engagement with residents.
- Questions over reliance on the uncertain Wylfa SMR project in justifying the scheme.

### **Relevant Planning History**

The planning history for the A5025 section from Valley to the existing Wylfa access road consists of numerous individual applications.

Details of the applications are provided in Appendix A.

### **Main Planning Considerations**

#### **Is there a Policy Framework that supports the Proposed Development?**

At a Welsh Government policy level, the principle strategic / national policy document for development in Wales is Future Wales: The National Plan 2040 and sets the direction for development until 2040.

Policy 24 (North West Wales and Energy) of Future Wales state that proposed development associated with the Isle of Anglesey Energy Island Programme and Wylfa Newydd will be supported in principle. It also states that the Welsh Government supports North West Wales as a location for new energy development and investment.

Planning Policy Wales (Edition 12) together with Technical Advice Notes also provides the Land Use planning policies of the Welsh Government, translating the commitment to sustainable development into the planning system so the Government can play an appropriate role in moving towards sustainability and a low carbon economy.

The original permission was granted on the basis of the then PPW 9 (2016) being in force and has since been superseded by PPW 10 (2020) and PPW (2021) which was adopted at the time the previous section 73 applications were assessed. Pertinent to the proposal are aspects which relate to sustainable development and transport, and these were thoroughly considered a part of the assessment at the time of the determination of the two previous applications.

At the local level, the statutory development plan for Anglesey remains unchanged with the JLDP which continues to carry full weight in decision-making process.

Strategic Policy PS9 of the JLDP recognises the possibility that early works may need to be undertaken to develop a power station at the Wylfa site. Point 4 of the Policy states that the need for early nuclear work must be justified in order to:

- ensure the timely delivery of the project or
- that it is designed to provide mitigation measures to address the impacts of the construction or operation of the Project.

Other criteria in Policy PS9 apply to the various elements of the planning application as well as national planning policies and guidelines.

The principal justification given by the applicant for supporting the application (in addition to the positive economic benefits, improvements and reconstruction of the highway, and early time benefits) is to address the physical and operational constraints on this stretch of the A5025, in relation to its width, alignment, overtaking opportunities and surfacing condition.

A number of Supplementary Planning Guidance documents have been published by the Council to further inform development plan policies, the most relevant of which for the application is the Wylfa Newydd SPG (2018).

Since the previous determination of the application, Planning Policy Wales has been updated to Edition 12 (February 2024), which places greater emphasis on climate resilience, biodiversity enhancement and green infrastructure. The current application is supported by a Green Infrastructure Statement in accordance with PPW 12 requirements.

Overall, it is considered there have been no material changes in planning circumstances or policy since the previous permissions were granted which would undermine or alter the acceptability of the development. The principle of the proposal therefore remains firmly supported at both national and local levels.

Having regard to the above, it is considered that a robust and comprehensive policy framework exists which supports the proposed development. The scheme aligns with national planning policy, accords with the adopted development plan, and has been assessed against up-to-date policy and guidance with no material conflicts identified. Accordingly, planning policy considerations weigh in favour of the proposal.

### **Does the proposed development constitute Sustainable Development?**

One of the key aspects of national policy is the emphasis on sustainability. Welsh Assembly Government Sustainable Development Scheme (“Learning to Live Differently”) defines it as; ‘enhancing the economic, social and environmental well-being of people and communities, achieving a better quality of life for our own generations in ways which;

- Promote social justice and equality of opportunity; and
- Enhance the natural and cultural environment and respect its limits-using only our fair share of the earth’s resources and sustaining our cultural legacy Sustainable development is the process by which we reach the goal of sustainability.’

### **Design and Construction Approach**

The proposed development extends approximately 16.19km and comprises pavement reconstruction to a depth of 300mm, carriageway widening and surface dressing. It is estimated that around 40,000 tonnes of asphalt will arise from the works, including approximately 17,000 tonnes of tar-contaminated material. The scheme requires approximately 27,850 tonnes of cold recycled bound material (CRBM) for the new base layer, enabling all tar-contaminated arisings to be recycled and reused within the development.

The works will largely be contained within the existing highway boundary and include surface treatment in Sections 1, 3, 5 and 7, and reconstruction with localised widening in Sections 2, 4, 6 and 8, together with upgrades to signage and road markings. A Temporary Construction Compound (TCC), incorporating a pavement recycling facility, is proposed within Section 7 to process excavated materials on site. This approach reduces the need for imported materials and off-site disposal, minimising vehicle movements and supporting sustainable construction practices.

The location of the TCC was selected through an optioneering process considering planning, engineering, environmental and logistical factors, including land use, hydrology, landscape, ecology and heritage constraints. The chosen site is considered the most suitable and sustainable option.

The scheme has been developed through a structured design evolution process in accordance with the Scheme Assessment Report methodology, informed by public consultation, stakeholder engagement and iterative environmental assessment. The design has been jointly prepared by the applicant and the Council's Highways Major Projects Team, with refinements focused on minimising environmental effects.

An Environmental Addendum updates the original traffic and transport assessment, assuming construction will take place between 2027 and 2029, with peak activity in 2028. Updated guidance and 2024 baseline traffic data have been reviewed, with no material change to the assessment methodology or findings.

During construction, traffic flows are predicted to increase by approximately 3.5% to 7% depending on the section, with lower increases where works are limited to surface dressing. Accident data indicates low baseline levels along the route. These temporary increases are not expected to significantly affect highway capacity or safety. Once operational, traffic levels will return to baseline conditions, resulting in a neutral effect on the network. No additional mitigation or cumulative impacts have been identified.

Overall, the updated assessment confirms there are no material changes to the original findings. Impacts are temporary and limited, with no significant adverse transport effects. The Council's Highways Section is satisfied that the development remains acceptable, subject to the continued imposition of existing conditions.

The proposal also aligns with Planning Policy Wales (Edition 12) and relevant Technical Advice Notes, including TAN 18 and TAN 16, by supporting sustainable transport objectives such as improved provision for walking, cycling and public rights of way, contributing to the delivery of sustainable development.

### **What are the transport implications on the highway network during the construction?**

It is anticipated that, as a result of the proposed works, there will be implications upon the existing transport network during the construction phase of the A5025 On-line Highway Works.

The works will be undertaken by an appointed contractor who will be subject to the conditions set out within the CoCP and Construction Environmental Management Plan (CEMP).

In addition to the above, the contractor will be required to adopt and develop a Construction Traffic Management Plan (CTMP) for each phase of the proposed development and will agree the CTMP with

the Council. A condition is to be attached to any consent that a detailed CTMP across several phases of the development will need to be approved by the Council prior to any development being commenced.

As stated within the CoCP, in order to manage the impacts of HGV traffic on existing flows, the CTMP will identify a delivery window for construction materials on the A5025. The delivery window is proposed to run from 07:00 to 19:00, Monday to Friday, with restrictions during school start and end times. It is anticipated that deliveries may occasionally be undertaken outside of these times, but they will be limited with the Council requiring prior notification.

Within the Traffic and Transport Management Strategy the applicant proposes a number of mitigation proposals which seek to minimise disruption to the existing transport network during construction.

Whilst it is recognised that there will be some inevitable disruption as a result of the proposed development, the scale and duration of the works are not expected to present significant in-combination effects upon sensitive receptors, including residents and businesses. The intention is to undertake the highway reconstruction works simultaneously within all four construction areas in sections 2, 4, 6 and 8 to reduce the overall duration of the works and impacts on traffic and associated environmental effects. The effects of the construction process will be monitored and managed by the appointed contractor, with regular liaison with local communities impacted by the works to ensure any issues arising are addressed efficiently.

The updated Environmental Addendum has considered key changes in traffic data and relevant legislation as part of its assessment. It confirms during the construction phase, the transport implications on the highway network are limited, localised and temporary.

Construction activities are expected to generate additional traffic associated with workforce travel, plant and materials. However, the increase in traffic volumes along the A5025 is relatively modest, with flows predicted to rise by approximately 3.5% to 7% depending on the section of the route.

The highest increase occurs in sections with lower baseline flows, while sections subject only to surface dressing works would experience smaller increases. Overall, these changes are not considered significant in terms of capacity or operation of the highway network.

The effects of construction traffic would be temporary and short-term, occurring only during the active construction period (anticipated peak in 2028). Once works are complete, traffic levels would return to baseline conditions.

In terms of highway safety, updated accident data indicates a relatively low accident rate along the route, with very limited incidents involving non-motorised users. The scale of construction traffic is not considered sufficient to materially increase accident risk.

No changes to previously identified mitigation measures are required, and no significant cumulative effects on the wider highway network are anticipated.

Overall, construction traffic would result in a minor, temporary increase in vehicle movements on the A5025, but these impacts are not considered significant and would not materially affect the operation or safety of the highway network.

### **Socio and Economic benefits**

The proposed A5025 on-line highway improvements are expected to generate a range of economic benefits. The scheme addresses existing physical and operational constraints along the A5025. In this

respect, the improvements represent essential enabling infrastructure, without which the scale, efficiency and timing of future development could be constrained.

The A5025 would generally be widened to a consistent cross-section, with additional widening on bends. This would enable larger vehicles to navigate the A5025 more safely and reduce the likelihood of collision, thus improving the resilience of the network. Investigations have also confirmed that the carriageway construction of the A5025 has limited residual life, so reconstruction of the carriageway as part of the works will be beneficial in terms of extending the life of the asset. The scheme design also caters for non-motorised users, such as a section of new shared-use path to cater for the NCN Route 5

#### Impacts on the Existing Socio-Economic Environment:

The socio-economic assessment for the A5025 on-line highway improvements has been updated to reflect current baseline conditions (2026), while remaining consistent with the original 2017 Environmental Report and the 2023 Addendum. Relevant updated guidance, including DMRB LA112: Population and Human Health, has been reviewed, and the previously applied methodology is considered to remain appropriate and robust for assessing effects on land use, access and employment.

The updated baseline identifies a small number of additional local business receptors within the study area, including cafés, holiday accommodation and tourism-related enterprises. It also notes that some previously identified businesses have ceased trading or relocated. No new residential or community receptors have been identified. Employment data from the 2021 Census indicates a mixed local economy, with employment across sectors such as public administration, health, retail, construction and agriculture, reflecting a typical rural and service-based economic profile. There are no changes to agricultural land classification.

In terms of likely effects, impacts on local businesses and land access are expected to be limited and temporary, arising primarily from short-duration construction activities. The additional receptors identified are considered to be of low sensitivity, and any disruption to access would be short-term and not significant in planning terms. The closure of some previously identified businesses further reduces the potential for adverse effects.

The updated socio-economic assessment confirms that the development would not give rise to any significant adverse effects. Impacts are limited to minor, short-term disruption during the construction phase, such as temporary access restrictions to a small number of low-sensitivity businesses, and these are not considered significant due to their duration and scale. No new residential or community receptors have been identified, and there are no lasting effects anticipated once construction is complete. As such, the scheme is not expected to materially affect the local economy or communities, and no additional mitigation measures are required.

#### Socio-Economic Benefits for the Community:

The A5025 on-line highway improvements would deliver clear and meaningful socio-economic benefits that extend well beyond simply supporting the Wylfa nuclear development. In particular, the scheme provides substantial improvements to an existing, constrained section of highway infrastructure, addressing safety concerns, improving road conditions and creating a more reliable transport corridor with a long design life. These enhancements are recognised as necessary in their own right and would leave a lasting infrastructure legacy for local communities regardless of whether the Wylfa SMR development proceeds.

The improved highway would support the local economy by strengthening connectivity between settlements and facilitating easier access to businesses, services and employment opportunities. By improving journey reliability and reducing constraints on movement, the scheme would benefit local enterprises, support supply chains, and enhance accessibility for visitors. This is particularly important in

a rural context such as Anglesey, where communities and businesses rely heavily on a limited road network. Construction of the scheme would also generate short-term employment and local expenditure, further contributing to economic activity in the area.

In addition, the development would provide wider social and community benefits. Improved road safety and accessibility would enhance quality of life for residents, support access to key services such as healthcare and education, and improve emergency response times. The scheme also incorporates provision for active travel and recreational routes, helping to support tourism, leisure activities and overall wellbeing. Enhanced access to coastal areas and local attractions would strengthen the visitor economy, which is an important component of Anglesey's economic base.

Overall, the A5025 improvements represent a strategic investment in infrastructure that underpins sustainable economic growth across the region. While the scheme facilitates future development at Wylfa, it also delivers independent and enduring socio-economic benefits, including improved safety, stronger connectivity, enhanced economic resilience and support for tourism and local communities. It can therefore be viewed as a standalone project that contributes positively to the long-term prosperity of the area.

## **Drainage**

As part of the original application, a Flood Consequences Assessment (FCA) was undertaken to establish drainage requirements and assess flood risk. This identified that sections of the route (notably Sections 2, 4, 6 and 8) are subject to some fluvial flood risk at river crossings, with Section 2 also affected by floodplain interactions associated with the Afon Alaw.

The drainage design has been developed to respond to these constraints and to accommodate minor increases in impermeable area arising from road widening. The approach follows existing drainage principles, supplemented by new infrastructure where required, including attenuation ponds within Section 2 and new roadside drainage and filter drains designed in accordance with Sustainable Drainage Systems principles. For the temporary construction compound, drainage measures are limited to controlling sediment-laden runoff, with no requirement for a formal drainage system.

The application is supported by updated assessments of surface water, groundwater and flood risk, building on the original 2017 Environmental Report and subsequent addendum. This includes a updated FCA which is attached to the Environmental Report Addendum as Appendix B. These take account current policy, including Planning Policy Wales (Edition 12), TAN 15 (2025), and updated Natural Resources Wales guidance. The updated assessment confirms that baseline hydrological conditions remain largely unchanged, although part of Section 2 lies within Flood Zone C2 (undefended floodplain).

The development is expected to result in only localised and minor hydrological changes associated with drainage works, outfalls and culvert modifications, with effects negligible at a wider catchment level. The introduction of modern drainage infrastructure is anticipated to improve the management and treatment of surface water runoff compared to the existing situation.

Natural Resources Wales (NRW) has reviewed the application and is satisfied that earlier concerns, particularly regarding the siting of attenuation ponds, have been addressed. NRW confirms that the ponds are not at risk of flooding and would not increase flood risk elsewhere, and raises no objection on flood risk grounds.

The drainage design has also been developed in consultation with the Council's drainage engineers and NRW, including agreement on the function and capacity of the attenuation ponds in Section 2 and drainage arrangements at the rear of Bryn Tirion Terrace in Section 4.

Due to the size and nature of the development, approval from the Sustainable Drainage Approving Body (SAB) will be required prior to commencement of development.

## **Ecology**

The construction of the highway works has the potential to impact on ecological features through loss of habitat through activities such as site clearance, earthworks and excavation, landscaping and the establishment of the Temporary Construction Compound. To ensure that ecological impacts are adequately recorded and addressed the applicant will be required to conduct pre- construction ecological surveys.

The applicant has included the following embedded measures within the design of the development to minimise the potential impacts on ecology:

1. Translocation of hedgerows and reuse of stone walling pertinent to each Section.
2. Application of a 10m buffer around watercourses to avoid potential hydrological connectivity with the development.
3. Limitation of the clearance of suitable bird nesting habitat outside of the bird breeding season where possible and supervision in instances where the main breeding season cannot be avoided.

The Environmental Report Addendum reviews and updates the ecological assessment originally undertaken in 2017. The submitted Protected and Legally Controlled Species Report Addendum provides baseline information, obtained through desk-based review and site reconnaissance undertaken in March 2026, which confirms that the general habitat conditions along the A5025 corridor remain largely unchanged. The route continues to comprise a mixture of highway verge, hedgerows, stone walls, scrub and adjacent agricultural land, with priority habitats identified within the wider area but generally located beyond the immediate works footprint.

The updated baseline also identifies the continued presence of ecological receptors in the wider area, including records of protected and notable species such as otter and common lizard. Some features within and adjacent to the highway corridor provide limited potential for bat roosting, foraging and commuting, along with habitat connectivity through hedgerows and watercourses. Overall, the review concludes that there have been no material changes to ecological receptors or environmental conditions that would alter the original assessment.

Since the original permission was granted, there have been updates to legislation and planning policy, including the Environment (Wales) Act 2016 and PPW (Edition 12), which place a duty on public bodies and development proposals to maintain and enhance biodiversity and secure a net benefit for biodiversity. The submitted addendum confirms that these legislative and policy changes have been considered and do not materially affect the conclusions of the original ecological assessment.

A Green Infrastructure Statement supports the application to extend the A5025 works to July 2029.

The scheme follows policy and the step-wise approach to protect biodiversity, retaining existing features where possible and replacing them where necessary. Mitigation includes hedgerow translocation, native planting and creation of new habitats. Overall, the proposal will maintain and enhance green infrastructure in line with policy requirements.

Given that the scheme design remains unchanged and the ecological baseline is materially the same, the addendum concludes that the significance of ecological effects also remains unchanged from the 2017

Environmental Report. The effects of the development are assessed as neutral to slight beneficial, and no new significant adverse effects on habitats, species or designated sites are identified.

Mitigation measures identified within the original permission remain applicable and will continue to be secured through the existing planning conditions and the Code of Construction Practice. In addition, an updated Protected and Legally Controlled Species Report has been prepared to reflect current best practice and legislative requirements, with pre-construction checks and surveys to be undertaken where necessary to ensure compliance with relevant legislation.

North Wales Wildlife Trust (NWWT) objects to the proposed time extension, stating the scheme should be reassessed against current policy. They consider the submitted information insufficient, particularly regarding biodiversity net benefit, and view the proposed mitigation as inadequate.

In response to the concerns of NWWT, the Council considers that the application is supported by updated assessments that consider changes in policy and environmental baseline. This includes a Green Infrastructure Statement prepared in line with PPW12. Although the original scheme pre-dates PPW12, it is considered that the design follows a comparable step-by-step process of avoiding, minimising and mitigating impacts, as demonstrated through the design evolution and supporting documents. The scheme also includes commitments to mitigation and enhancement, with further detail to be secured through planning conditions, including an Ecology and Landscape Strategy that will need to demonstrate biodiversity net benefit in line with current policy.

The Council's Ecological Advisor has also reviewed the submitted information and confirms that the assessment is supported by updated desk-based analysis and field verification, undertaken in accordance with current best practice. On the basis of this revised baseline, no material changes to ecological conditions have been identified that would affect the conclusions of the original 2017 Environmental Report. Accordingly, the previously identified ecological effects and conclusions are considered to remain robust and valid.

The Ecological Advisor also acknowledges the applicant's consideration of updated policy and legislative requirements, including the need to retain and, where necessary, update mitigation measures. In this regard, updated protected species surveys, including for great crested newts and roosting bats, will be required prior to the commencement of development. The findings of these surveys must be submitted to and agreed by the Council, and any necessary licences obtained before works begin.

In terms of cumulative effects, the Ecological Advisor is satisfied that an appropriate review of relevant developments has been undertaken and concurs that no significant cumulative ecological impacts are anticipated.

Overall, subject to the completion of updated survey work and the implementation of any necessary mitigation and licensing requirements, the Council's Ecological Advisor raises no objection to the proposed development.

NRW confirms that several protected species, including bats, great crested newts, otters and water voles, are present along the A5025 corridor and could be affected by the works. However, it advises that impacts can be mitigated and would not harm the favourable conservation status of local populations if appropriate measures are secured through conditions.

Mitigation will include habitat clearance under ecological supervision, species translocation, exclusion fencing, and Reasonable Avoidance Measures, with licensing required where necessary. Additional safeguards are needed to address risks such as habitat disruption, incidental harm, and operational impacts. These matters are secured by conditions.

NRW raises no objection on protected species grounds, subject to conditions securing mitigation, ecological oversight, monitoring, and any required licences.

Having regard to the above, the proposal is considered acceptable in ecological terms. The updated information demonstrates that there are no material changes to previously assessed impacts, no significant adverse effects are predicted, and appropriate mitigation and safeguards are in place to ensure compliance with relevant policy, including the requirement to maintain and enhance biodiversity.

### **Will there be a change in landscape and visual amenity value as a result of the proposed works?**

While the scheme has been designed to minimise impacts on landscape character and visual amenity, some degree of change is inevitable given the nature of the highway improvements.

To facilitate carriageway widening and visibility requirements, limited site clearance is necessary. However, wherever practicable, existing roadside boundary features including hedgerows, cloddiau, stone walls and trees will be retained in recognition of their contribution to local character and ecological value. Where retention is not feasible, such features will be translocated or replaced on a like-for-like basis, in agreement with landowners.

Replacement boundary treatments have been carefully designed to reflect the surrounding landscape, incorporating appropriate planting mixes, seeding and traditional construction methods. The scheme also includes the reinstatement and enhancement of grass verges, with a combination of amenity and species-rich grassland established using seed of regional provenance. Additional native planting, particularly around attenuation ponds, will further support integration into the landscape and help filter views.

Although approximately 3km of hedgerows will be affected, including a small proportion of ecological importance, mitigation measures such as translocation where feasible and enhanced replacement planting are expected to deliver a neutral or improved long-term outcome.

A comprehensive landscape management plan will be implemented, with a five-year establishment and maintenance period undertaken by the contractor, followed by long-term management by the Council.

The landscape design and assessment have been informed by discussions with the Council and Natural Resources Wales. The Environmental Report Addendum confirms that there will be no material long-term change to landscape character or visual amenity, with any construction effects being temporary and localised. Mitigation measures will ensure the development integrates successfully into the surrounding rural landscape.

Within the AONB, a short section of widened verge in Section 2 is proposed; however, associated works including the replacement of rendered walls with traditional stone walls are considered to enhance local character. Overall, the scheme is expected to deliver a net gain in landscape features while respecting the special qualities of the designated area.

The Council's Landscape Advisor is satisfied that the assessment is robust and that the proposal is acceptable, with landscape benefits outweighing short-term impacts and no significant adverse effects anticipated.

### **What are the impacts on residential amenity?**

A development of this scale and nature will inevitably cause some disruption to the amenity of local residents. As demonstrated below the applicant has incorporated measures to ensure that such impacts are mitigated, and where possible resolved.

In accordance with Strategic Policy PS4 of the JLDP, the proposal has considered impacts on pedestrian and vehicular movement, Public Rights of Way (PRoW), cycling and accessibility. Measures to manage access during construction are secured through the Code of Construction Practice (CoCP), including provisions to minimise disruption and manage temporary closures.

PRoWs intersecting the A5025 will be temporarily affected during construction where works restrict safe access. Closures will be implemented via Temporary Traffic Regulation Orders, typically lasting around six weeks in Sections 2, 4, 6 and 8, and approximately one week in Sections 1, 3, 5 and 7. Details of PRoW management and access arrangements will be set out in the Construction Environmental Management Plan (CEMP), to be secured by condition.

The design of PRoW diversions and cycle connections has been agreed with the Council's PRoW Officer and Sustrans. During construction, temporary diversions will be provided with safe alternative routes. A longer diversion is required in Section 7 (Cefn Coch), where Footpath 18/018/1 will be routed around the construction compound for the duration of works before being reinstated.

The scheme seeks to maintain and enhance accessibility by incorporating improved PRoW links, new crossing points and sections of surfaced cycleways. New cycle provision is primarily located in Section 2, where an off-road cycleway will maintain National Cycle Network (NCN) Route 5 and connect to NCN Route 566. Elsewhere, works are limited to local access improvements and minor connections. The Council supports the proposed approach.

In addition, to ensure that concerns and queries of the resident communities living in close proximity to the development works are addressed, the CoCP ensures there will be a dedicated Welsh speaking Community Liaison Officer for the A5025 On-line highway works. This individual will have knowledge regarding the construction and be best placed to address community queries and concerns.

The Environmental Addendum confirms that impacts on residential amenity would be limited, temporary and not significant overall.

During the construction phase, there may be short-term effects on nearby residential properties arising from increased traffic, construction activity, noise and disturbance. However, traffic increases are modest (approximately 3.5%–7%), and construction effects are localised and time-limited.

In terms of noise and vibration, the updated assessment confirms that, for the majority of the route, predicted levels would not exceed thresholds for significant effects. A potential exception is identified in Section 4 (Bytheicws), where construction noise could exceed thresholds for short periods; however, this can be effectively managed through mitigation measures such as limiting working hours, reducing duration of noisy activities, and using quieter plant and temporary barriers. With these measures in place, no significant residual effects are expected.

There may also be temporary disruption to access and movement, particularly for properties located close to works, but these effects are short-term and would be managed through construction traffic management and programming of works.

During operation, the assessment confirms that traffic flows, noise levels and environmental conditions would be broadly comparable to baseline conditions, resulting in a negligible impact on residential amenity.

Overall, whilst there may be minor and temporary impacts during construction, the proposal would not give rise to any significant adverse effects on residential amenity in either the short or long term.

## **Conclusion**

The application seeks to vary Condition 1 of planning permission VAR/2023/41 to extend the implementation period of the already approved A5025 on-line highway improvements by a further three years. The principle of the development, together with its associated benefits and impacts, has been established through the original permission and subsequent Section 73 approvals, and remains unchanged.

The updated supporting information, including the Environmental Report Addendum, confirms that there have been no material changes in environmental, technical or policy considerations since the previous approvals, with all effects remaining as previously assessed and mitigation secured through conditions. Consultees, including Natural Resources Wales and the Council's internal advisors, are satisfied that the development remains acceptable subject to those controls.

In undertaking the planning balance, significant weight is afforded to the established benefits of the scheme, including highway safety improvements, infrastructure enhancement, and its role in supporting wider strategic energy development, alongside wider socio-economic and accessibility benefits. These are weighed against the limited and temporary impacts identified, which are not considered significant and can be appropriately managed through condition.

Importantly, the Council considers that extending the implementation period represents a proportionate and pragmatic approach. Requiring the submission of a new full planning application would result in unnecessary duplication, given that the principle of the development has already been accepted and no material changes have arisen. In this context, the benefits of retaining the extant permission clearly outweigh the need to reassess the proposal in full.

Accordingly, the proposal to extend the implementation period is considered acceptable, compliant with the development plan and national policy, and represents a sustainable form of development.

The recommendation considers the duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). The recommendation takes into account the ways of working set out at section 5 of the WBFG Act and it is considered that this decision is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

## **Recommendation**

That the application is permitted subject to the following conditions:

### **Time Limit - Commencement of Development**

**(01) The Development and works hereby permitted shall be commenced before the expiration of three years from the date of the last expiration (being the 13th July 2026).**

Reason: In accordance with Section 91(1)(b) of the Town and Country Planning Act 1990.

### **Pre-commencement**

**(02) Environmental Management- Prior to the commencement of works on site a detailed Code of Construction Practice (CoCP) shall be submitted to and approved by the local planning authority, in consultation with Natural Resources Wales. Implementation shall accord with the provisions of the approved scheme.**

**Protected Sites-** Prior to the commencement of works on site a Bio-Security Risk Assessment/Management Plan shall be submitted to and approved by the local planning, in consultation with Natural Resources Wales. Implementation shall accord with the provisions of the approved scheme.

**Protected Species-** Prior to the commencement of works on site an Ecological Compliance Audit Scheme shall be submitted to and approved by the local planning authority. Implementation shall accord with the provisions of the approved scheme.

**Protected Species-** Prior to the commencement of works on site detailed Great Crested Newt (GCN) mitigation measures shall be submitted to the local planning authority in consultation with the Natural Resources Wales. Implementation shall accord with the provisions of the approved scheme.

**Protected Species-** Prior to the commencement of works on site, detailed otter mitigation measures, including Reasonable Avoidance Measures, shall be submitted to and approved by the local planning authority in consultation with Natural resources Wales. Implementation shall accord with the provisions of the approved scheme.

**Protected Species-** Prior to the commencement of works on site detailed water vole mitigation/compensation measures, to include post construction management and surveillance shall be submitted to and approved by the local planning authority in consultation with Natural Resources Wales. Implementation shall accord with the provisions of the approved scheme.

**Migratory Fish-** Prior to the commencement of works on site detailed measures to avoid impacts with migratory fish shall be submitted to and approved by the local planning authority, in consultation with Natural resources Wales.

**Implementation shall accord with the provisions of the approved scheme.**

**Reasons-** To prevent disturbance and damage to designated sites and to prevent offences under protected and controlled species legislation and nature conservation policy and guidance

### **Approved Drawings / Documents**

**(03) The Development and works hereby permitted shall be carried out in accordance with the approved drawings and documents.**

<b>• Document Title (Author, Date Submitted)</b>
Covering Letter (Horizon Nuclear Power, November 2017)
Additional Information Covering Letter (Horizon Nuclear Power, April 2018)
Covering Letter (Great British Energy – Nuclear, 10 April 2026)
Planning Application Form, including Certificates and Notices (Horizon Nuclear Power, May 2017)
Planning Application Form, including Certificates and Notices (Great British Energy – Nuclear, April 2026)
Planning Statement (Horizon Nuclear Power, November 2017)
Planning Support Statement (Great British Energy - Nuclear, April 2026)
Pre-Application Consultation Report (Horizon Nuclear Power, November 2017)
Design and Access Statement (Horizon Nuclear Power, November 2017)
Environmental Report Volume 1 (Horizon Nuclear Power, November 2017)
<i>Environmental Report Volume 2 – Figures (Horizon Nuclear Power, November 2017) (see below)</i>

<i>Environmental Report Volume 3A – Appendices (Horizon Nuclear Power, November 2017) (see below)</i>
<i>Environmental Report Volume 3B – Appendices (Horizon Nuclear Power, November 2017) (see below)</i>
Environmental Report Second Addendum (Great British Energy - Nuclear, April 2026, Doc Ref GBN-TREP-PL-0007)
Glossary and Abbreviations (Horizon Nuclear Power, November 2017)
Green Infrastructure Statement (Great British Energy - Nuclear, April 2026)
Welsh Language Impact Assessment (WLIA) (Cadnant Planning, July 2023, Doc Ref. 2010.129_24)
Rapid Health Impact Assessment Screening Statement (Horizon Nuclear Power, November 2017)
Protected & Legally Controlled Species Compliance Report (Horizon Nuclear Power, November 2017)
Protected & Legally Controlled Species Compliance Report Addendum (Great British Energy - Nuclear, April 2026, Doc Ref GBN-TREP-PL-0005)
Design Approach & Landscape Strategy (Horizon Nuclear Power, Updated April 2018)
Code of Construction Practice (Horizon Nuclear Power, November 2017)
Screening Statement (to inform Habitat Regulations) (Horizon Nuclear Power, November 2017)
Water Framework Directive Compliance Assessment (Horizon Nuclear Power, November 2017)
Flood Consequences Assessment, including Drainage Strategy (Horizon Nuclear Power, November 2017)
A5025 On-line TCPA Additional Information Responses (Horizon Nuclear Power, April 2018)
A5025 On-line TCPA Comments and Responses (Horizon Nuclear Power, April 2018)
A5025 On-line Flood Consequences Assessment Technical Note (Horizon Nuclear Power, April 2018)
Table A4-1 Measures of landscape component loss and replacement (Horizon Nuclear Power, April 2018)

Table 1: Environmental Report Volume 2 - Figures

<b>Figure Number</b>	<b>Figure Name</b>	<b>Date Submitted</b>
Figure 1-1	Overview of A5025 On-line Highway Improvements	17 November 2017
Figure 2-1	Environmental Features along The A5025 Section 1 - 4	17 November 2017
Figure 2-2	Environmental Features along The A5025 Section 5 - 8	17 November 2017
Figure 2-23	Indicative Temporary Construction Compound Layout	17 November 2017
Figure 4-1	Socio-Economic Receptors: Sections 1 - 4	17 November 2017
Figure 4-2	Socio-Economic Receptors: Sections 5 - 8	17 November 2017
Figure 4-3	Socio-Economic Areas of Assessment	17 November 2017
Figure 5-1	Public Rights of Way and Recreational Facilities: Sections 1 - 4	17 November 2017
Figure 5-2	Public Rights of Way and Recreational Facilities: Sections 5 - 8	17 November 2017
Figure 5-3	National Cycle Network Improvements Route 5 At Llanynghenedl	17 November 2017
Figure 5-4	Section 8 Cycle Provision Improvements	17 November 2017
Figure 7-1	Air Quality Study Area and Sensitive Receptors Associated with Sections 1 and 2	17 November 2017
Figure 7-2	Air Quality Study Area and Sensitive Receptors Associated with Sections 3 and 4	17 November 2017
Figure 7-3	Air Quality Study Area and Sensitive Receptors Associated with Sections 5 and 6	17 November 2017

Figure 7-4	Air Quality Study Area and Sensitive Receptors Associated with Sections 7 and 8	17 November 2017
Figure 9-1	Surface Water and Groundwater Study Area and Receptors	17 November 2017
Figure 10-1	Soils and Geology Study Area, Receptors and Potential Contamination Sources: Sections 2 and 4	17 November 2017
Figure 10-2	Soils and Geology Study Area, Receptors and Potential Contamination Sources: Sections 6 and 8	17 November 2017
Figure 11-1	Designated sites and cofnod species records within section 2, 4, 6 and 8	17 November 2017
Figure 11-2a	Phase 1 Habitat and Species Survey Results: Section 2	17 November 2017
Figure 11-2b	Phase 1 Habitat and Species Survey Results: Section 4	17 November 2017
Figure 11-2c	Phase 1 Habitat and Species Survey Results: Section 6	17 November 2017
Figure 11-2d	Phase 1 Habitat and Species Survey Results: Section 8	17 November 2017
Figure 11-2e	Phase 1 Habitat Legend	17 November 2017
Figure 12-1	Landscape Context Sheet 1 of 4	17 November 2017
Figure 12-2	Landscape Context Sheet 2 of 4	17 November 2017
Figure 12-3	Landscape Context Sheet 3 of 4	17 November 2017
Figure 12-4	Landscape Context Sheet 4 of 4	17 November 2017
Figure 12-5	Landscape Planning Context Sheet 1 of 4	17 November 2017
Figure 12-6	Landscape Planning Context Sheet 2 of 4	17 November 2017
Figure 12-7	Landscape Planning Context Sheet 3 of 4	17 November 2017
Figure 12-8	Landscape Planning Context Sheet 4 of 4	17 November 2017
Figure 12-9	Landscape Character Areas Sheet 1 of 4	17 November 2017
Figure 12-10	Landscape Character Areas Sheet 2 of 4	17 November 2017
Figure 12-11	Landscape Character Areas Sheet 3 of 4	17 November 2017
Figure 12-12	Landscape Character Areas Sheet 4 of 4	17 November 2017
Figure 12-13	Zone of Theoretical Visibility and Visual Receptor and Photograph Locations Sheet 1 of 4	17 November 2017
Figure 12-14	Zone of Theoretical Visibility and Visual Receptor and Photograph Locations Sheet 2 of 4	17 November 2017
Figure 12-15	Zone of Theoretical Visibility and Visual Receptor and Photograph Locations Sheet 3 of 4	17 November 2017
Figure 12-16	Zone of Theoretical Visibility and Visual Receptor and Photograph Locations Sheet 4 of 4	17 November 2017
Figure 12-17	Photo Location 1 and 2	17 November 2017
Figure 12-18	Photo Location 3a and 3b	17 November 2017
Figure 12-19	Photo Location 4	17 November 2017
Figure 12-20	Photo Location 5 and 6	17 November 2017
Figure 12-21	Photo Location 7	17 November 2017
Figure 12-22	Photo Location 8 and 9	17 November 2017
Figure 12-23	Photo Location 10 and 11	17 November 2017
Figure 12-24	Photo Location 12	17 November 2017
Figure 12-25	Photo Location 13 and 14	17 November 2017

Figure 12-26	Photo Location 15 and 16	17 November 2017
Figure 12-27	Photo Location 17	17 November 2017
Figure 12-28	Photo Location 18 and 19	17 November 2017

Table 2: Environmental Report Volume 3A - Appendices

Appendix	Title	Date
Appendix 2.1	A5025 Temporary Construction Compound Optioneering Exercise	17 November 2017
Appendix 3.1	Summary of Assessment Scope	17 November 2017
Appendix 3.2	Consultation summary	17 November 2017
Appendix 8.1	Baseline Noise Monitoring Plan	17 November 2017
Appendix 11.1	A5025 Freshwater Baseline Surveys 2014-2015	17 November 2017
Appendix 11.2	A5025 On-line and Off-line Highway Improvements Terrestrial Ecology Factual Report 2014-2015	17 November 2017
Appendix 11.3	Preliminary Ecological Appraisal May 2014	17 November 2017

Table 3: Environmental Report Volume 3B - Appendices

Appendix	Titles	Date
Appendix 11.4	Breeding Bird Survey Report May 2014	17 November 2017
Appendix 11.5	Great Crested Newt Field Survey Results May 2014	17 November 2017
Appendix 11.6	Hedgerow Survey Results May 2014	17 November 2017
Appendix 11.7	Otter & Water Vole Survey Results May 2014	17 November 2017
Appendix 11.8	Reptile Survey Results May 2014	17 November 2017
Appendix 11.9	Winter Bird Survey Results -Winter 2013/2014 May 2014	17 November 2017
Appendix 11.10	Phase 1 Habitat Survey Validation	17 November 2017
Appendix 11.11	Biodiversity Enhancement	17 November 2017
Appendix 12.1	Landscape and visual amenity baseline and assessment tables	17 November 2017
Appendix 12.2	Arboricultural Survey and Impact Assessment Report	17 November 2017
Appendix 13.1	Gazetteer of Heritage Assets	17 November 2017

Table 4: Planning Application Drawings

Drawing No.	Title	Paper Size	Date Submitted
<b>Red Line Boundary</b>			
B2496600-01	Location Plan – Section 1	A3	13 April 2026
B2496600-02	Location Plan – Section 2	A3	13 April 2026
B2496600-03	Location Plan – Section 3	A3	13 April 2026
B2496600-04	Location Plan - Section 4	A3	13 April 2026
B2496600-05	Location Plan - Section 5	A3	13 April 2026
B2496600-06	Location Plan - Section 6	A3	13 April 2026
B2496600-07	Location Plan - Section 7	A3	13 April 2026
B2496600-08	Location Plan -Section 8	A3	13 April 2026

<b>Existing General Arrangement</b>			
WN02.05-ACM-S1-00-DRG-011	Existing General Arrangement Section 1 (Sheet 1 of 1)	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-011	Existing General Arrangement Section 2 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-012	Existing General Arrangement Section 2 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-012/A	Existing General Arrangement Section 2 (Sheet 2 of 3)	A1	4 December 2017
WN02.05-ACM-S2-00-DRG-013	Existing General Arrangement Section 2 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S3-00-DRG-011	Existing General Arrangement Section 3 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S3-00-DRG-012	Existing General Arrangement Section 3 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S3-00-DRG-013	Existing General Arrangement Section 3 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-011	Existing General Arrangement Section 4 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-012	Existing General Arrangement Section 4 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-013	Existing General Arrangement Section 4 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S5-00-DRG-011	Existing General Arrangement Section 5 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S5-00-DRG-012	Existing General Arrangement Section 5 (Sheet 2 of 2)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-011	Existing General Arrangement Section 6 (Sheet 1 of 4)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-012	Existing General Arrangement Section 6 (Sheet 2 of 4)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-013	Existing General Arrangement Section 6 (Sheet 3 of 4)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-014	Existing General Arrangement Section 6 (Sheet 4 of 4)	A1	17 November 2017
WN02.05-ACM-S7-00-DRG-011	Existing General Arrangement Section 7 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S7-00-DRG-012	Existing General Arrangement Section 7 (Sheet 2 of 2)	A1	17 November 2017
WN02.05-ACM-S8-00-DRG-011	Existing General Arrangement Section 8 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S8-00-DRG-012	Existing General Arrangement Section 8 (Sheet 2 of 2)	A1	17 November 2017
<b>Proposed General Arrangement</b>			
WN02.05-ACM-S1-00-DRG-001	Proposed General Arrangement Section 1 (Sheet 1 of 1)	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-001	Proposed General Arrangement Section 2 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-002/A	Proposed General Arrangement Section 2 (Sheet 2 of 3)	A1	27 April 2018
WN02.05-ACM-S2-00-DRG-003/B	Proposed General Arrangement Section 2 (Sheet 3 of 3)	A1	27 April 2018
WN02.05-ACM-S3-00-DRG-001	Proposed General Arrangement Section 3 (Sheet 1 of 3)	A1	17 November 2017

WN02.05-ACM-S3-00-DRG-002	Proposed General Arrangement Section 3 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S3-00-DRG-003	Proposed General Arrangement Section 3 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-001/A	Proposed General Arrangement Section 4 (Sheet 1 of 3)	A1	27 April 2018
WN02.05-ACM-S4-00-DRG-002	Proposed General Arrangement Section 4 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-003	Proposed General Arrangement Section 4 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S5-00-DRG-001	Proposed General Arrangement Section 5 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S5-00-DRG-002/A	Proposed General Arrangement Section 5 (Sheet 2 of 2)	A1	4 December 2017
WN02.05-ACM-S6-00-DRG-001	Proposed General Arrangement Section 6 (Sheet 1 of 4)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-002	Proposed General Arrangement Section 6 (Sheet 2 of 4)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-003	Proposed General Arrangement Section 6 (Sheet 3 of 4)	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-003/A	Proposed General Arrangement Section 6 (Sheet 3 of 4)	A1	27 April 2018
WN02.05-ACM-S6-00-DRG-004	Proposed General Arrangement Section 6 (Sheet 4 of 4)	A1	17 November 2017
WN02.05-ACM-S7-00-DRG-001	Proposed General Arrangement Section 7 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S7-00-DRG-002	Proposed General Arrangement Section 7 (Sheet 2 of 2)	A1	17 November 2017
WN02.05-ACM-S8-00-DRG-001	Proposed General Arrangement Section 8 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S8-00-DRG-002	Proposed General Arrangement Section 8 (Sheet 2 of 2)	A1	17 November 2017
<b>Environmental Masterplan</b>			
60PO8061_ER_02_24	Environmental Masterplan Section 2 Sheet 1	A1	17 November 2017
60PO8061_ER_02_25	Environmental Masterplan Section 2 Sheet 2	A1	17 November 2017
60PO8061_ER_02_26 Rev. 1	Environmental Masterplan Section 2 Sheet 3	A1	March 2018
60PO8061_ER_02_27 Rev. 1	Environmental Masterplan Section 2 Sheet 4	A1	March 2018
60PO8061_ER_02_28 Rev. 1	Environmental Masterplan Section 4 Sheet 1	A1	March 2018
60PO8061_ER_02_29 Rev. 1	Environmental Masterplan Section 4 Sheet 2	A1	March 2018
60PO8061_ER_02_30	Environmental Masterplan Section 4 Sheet 3	A1	17 November 2017
60PO8061_ER_02_31	Environmental Masterplan Section 4 Sheet 4	A1	17 November 2017
60PO8061_ER_02_32	Environmental Masterplan Section 6 Sheet 1	A1	17 November 2017
60PO8061_ER_02_33	Environmental Masterplan Section 6 Sheet 2	A1	17 November 2017
60PO8061_ER_02_34	Environmental Masterplan Section 6 Sheet 3	A1	17 November 2017

60PO8061_ER_02_35	Environmental Masterplan Section 6 Sheet 4	A1	17 November 2017
60PO8061_ER_02_36	Environmental Masterplan Section 6 Sheet 5	A1	17 November 2017
60PO8061_ER_02_37	Environmental Masterplan Section 8 Sheet 1	A1	17 November 2017
60PO8061_ER_02_38	Environmental Masterplan Section 8 Sheet 2	A1	17 November 2017
<b>Indicative Construction Compound details</b>			
WN02.05-ACM-S7-00-DRG-021	Temporary Construction Compound: Proposed General Arrangement and Cross Sections	A1	4 December 2017
<b>Typical Cross Sections</b>			
WN02.05-ACM-S0-00-DRG-021	Typical Cross Section All Sections	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-021	Typical Cross Sections Section 2 – Cross Section 2A-A	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-022	Typical Cross Sections Section 2 – Cross Section 2B-B	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-023	Typical Cross Sections Section 2 – Cross Section 2C-C	A1	17 November 2017
WN02.05-ACM-S2-00-DRG-024	Typical Cross Sections Section 2 – Cross Section 2D-D	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-021	Typical Cross Sections Section 4 – Cross Section 4A-A	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-022	Typical Cross Sections Section 4 – Cross Section 4B-B	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-023	Typical Cross Sections Section 4 – Cross Section 4C-C	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-024	Typical Cross Sections Section 4 – Cross Section 4D-D	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-025	Typical Cross Sections Section 4 – Cross Section 4E-E	A1	17 November 2017
WN02.05-ACM-S4-00-DRG-026	Typical Cross Sections Section 4 – Cross Section 4F-F	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-021	Typical Cross Sections Section 6 – Cross Section 6A-A	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-022	Typical Cross Sections Section 6 – Cross Section 6B-B	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-023	Typical Cross Sections Section 6 – Cross Section 6C-C	A1	17 November 2017
WN02.05-ACM-S6-00-DRG-024	Typical Cross Sections Section 6 – Cross Section 6D-D	A1	17 November 2017
WN02.05-ACM-S8-00-DRG-021	Typical Cross Sections Section 8 – Cross Section 8A-A	A1	17 November 2017
WN02.05-ACM-S8-00-DRG-022	Typical Cross Sections Section 8 – Cross Section 8B-B	A1	17 November 2017
<b>Proposed Details – Section 2</b>			
WN02.05-ACM-S2-01-DRG-001	Contour Plan Section 2 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-002	Contour Plan Section 2 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-003	Contour Plan Section 2 (Sheet 3 of 3)	A1	17 November 2017

WN02.05-ACM-S2-01-DRG-100	Long Sections – Key Plan Section 2	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-101	Alignment – Long Sections Section 2 – Ch. 0–550 (Sheet 1 of 5)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-102	Alignment – Long Sections Section 2 – Ch. 550–1100 (Sheet 2 of 5)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-103	Alignment – Long Sections Section 2 – Ch. 1100–1650 (Sheet 3 of 5)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-104	Alignment – Long Sections Section 2 – Ch. 1650–2200 (Sheet 4 of 5)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-105	Alignment – Long Sections Section 2 – Ch. 2200–2723 (Sheet 5 of 5)	A1	17 November 2017
WN02.05-ACM-S2-01-DRG-200	Cross Sections – Location Plan Section 2	A1	17 November 2017
<b>Proposed Details – Section 4</b>			
WN02.05-ACM-S4-01-DRG-001	Contour Plan Section 4 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-002	Contour Plan Section 4 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-003	Contour Plan Section 4 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-100	Long Sections – Key Plan Section 4	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-101	Alignment – Long Sections Section 4 – Ch. 0–550 (Sheet 1 of 5)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-102	Alignment – Long Sections Section 4 – Ch. 550–1100 (Sheet 2 of 5)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-103	Alignment – Long Sections Section 4 – Ch. 1100–1650 (Sheet 3 of 5)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-104	Alignment – Long Sections Section 4 – Ch. 1650–2200 (Sheet 4 of 5)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-105	Alignment – Long Sections Section 4 – Ch. 2200–2685 (Sheet 5 of 5)	A1	17 November 2017
WN02.05-ACM-S4-01-DRG-200	Cross Sections – Location Plan Section 4	A1	17 November 2017
<b>Proposed Details – Section 6</b>			
WN02.05-ACM-S6-01-DRG-001	Contour Plan Section 6 (Sheet 1 of 4)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-002	Contour Plan Section 6 (Sheet 2 of 4)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-003	Contour Plan Section 6 (Sheet 3 of 4)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-004	Contour Plan Section 6 (Sheet 4 of 4)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-100	Long Sections – Key Plan Section 6	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-101	Alignment – Long Sections Section 6 – Ch. 0–550 (Sheet 1 of 6)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-102	Alignment – Long Sections Section 6 – Ch. 550–1100 (Sheet 2 of 6)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-103	Alignment – Long Sections Section 6 – Ch. 1100–1650 (Sheet 3 of 6)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-104	Alignment – Long Sections Section 6 – Ch. 1650–2200 (Sheet 4 of 6)	A1	17 November 2017

WN02.05-ACM-S6-01-DRG-105	Alignment – Long Sections Section 6 – Ch. 2200–2750 (Sheet 5 of 6)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-106	Alignment – Long Sections Section 6 – Ch. 2750–2310 (Sheet 6 of 6)	A1	17 November 2017
WN02.05-ACM-S6-01-DRG-200	Cross Sections – Location Plan Section 6	A1	17 November 2017
<b>Proposed Details – Section 8</b>			
WN02.05-ACM-S8-01-DRG-001	Contour Plan Section 8 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S8-01-DRG-002	Contour Plan Section 8 (Sheet 2 of 2)	A1	17 November 2017
WN02.05-ACM-S8-01-DRG-100	Long Sections – Key Plan Section 8	A1	17 November 2017
WN02.05-ACM-S8-01-DRG-101	Alignment – Long Sections Section 8 – Ch. 370.475–920 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S8-01-DRG-102	Alignment – Long Sections Section 8 – Ch. 920–1460 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S8-01-DRG-103	Alignment – Long Sections Section 8 – Ch. 1460–1952.618 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S8-01-DRG-200	Cross Sections – Location Plan Section 8	A1	17 November 2017
WN02.05-ACM-S8-SK-001	Section 8 – Vehicle Tracking Junction 23 Improvements	A3	27 April 2018
<b>Proposed Site Clearance details</b>			
WN02.05-ACM-S0-02-DRG-001	Site Clearance (Key & Notes) (Sheet 1 of 1)	A1	17 November 2017
WN02.05-ACM-S2-02-DRG-001	Proposed Site Clearance Section 2 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S2-02-DRG-002	Proposed Site Clearance Section 2 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S2-02-DRG-003	Proposed Site Clearance Section 2 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S4-02-DRG-001	Proposed Site Clearance Section 4 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S4-02-DRG-002	Proposed Site Clearance Section 4 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S4-02-DRG-003	Proposed Site Clearance Section 4 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S6-02-DRG-001	Proposed Site Clearance Section 6 (Sheet 1 of 4)	A1	17 November 2017
WN02.05-ACM-S6-02-DRG-002	Proposed Site Clearance Section 6 (Sheet 2 of 4)	A1	17 November 2017
WN02.05-ACM-S6-02-DRG-003	Proposed Site Clearance Section 6 (Sheet 3 of 4)	A1	17 November 2017
WN02.05-ACM-S6-02-DRG-004	Proposed Site Clearance Section 6 (Sheet 4 of 4)	A1	17 November 2017
WN02.05-ACM-S8-02-DRG-001	Proposed Site Clearance Section 8 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S8-02-DRG-002	Proposed Site Clearance Section 8 (Sheet 2 of 2)	A1	17 November 2017
<b>Boundary details</b>			
WN02.05-ACM-S0-03-DRG-001	Fencing, Gates and Stiles Standard Details (Sheet 1 of 1)	A1	17 November 2017
<b>Proposed Drainage details</b>			

WN02.05-ACM-S0-05-DRG-001	Proposed Drainage Standard Details (Sheet 1 of 1)	A1	17 November 2017
WN02.05-ACM-S4-05-DRG-001	Proposed Drainage Section 4 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S4-05-DRG-002	Proposed Drainage Section 4 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S4-05-DRG-003	Proposed Drainage Section 4 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S6-05-DRG-001	Proposed Drainage Section 6 (Sheet 1 of 4)	A1	17 November 2017
WN02.05-ACM-S6-05-DRG-002	Proposed Drainage Section 6 (Sheet 2 of 4)	A1	17 November 2017
WN02.05-ACM-S6-05-DRG-003	Proposed Drainage Section 6 (Sheet 3 of 4)	A1	17 November 2017
WN02.05-ACM-S6-05-DRG-004	Proposed Drainage Section 6 (Sheet 4 of 4)	A1	17 November 2017
WN02.05-ACM-S8-05-DRG-001	Proposed Drainage Section 8 (Sheet 1 of 2)	A1	17 November 2017
WN02.05-ACM-S8-05-DRG-002	Proposed Drainage Section 8 (Sheet 2 of 2)	A1	17 November 2017
WN02.05-ACM-S4-05-DRG-001	Proposed Drainage Section 4 (Sheet 1 of 3)	A1	17 November 2017
WN02.05-ACM-S4-05-DRG-002	Proposed Drainage Section 4 (Sheet 2 of 3)	A1	17 November 2017
WN02.05-ACM-S4-05-DRG-003	Proposed Drainage Section 4 (Sheet 3 of 3)	A1	17 November 2017
WN02.05-ACM-S6-05-DRG-001	Proposed Drainage Section 6 (Sheet 1 of 4)	A1	17 November 2017
WN02.05-ACM-S6-05-DRG-002	Proposed Drainage Section 6 (Sheet 2 of 4)	A1	17 November 2017

## **Construction and Environmental Management Plan**

**(04) No development shall commence until a Construction and Environmental Management Plan (CEMP) has been prepared in accordance with the principles set out in the Code of Construction Practice, and submitted to and approved in writing by the Local Planning Authority, in consultation with NRW and other stakeholders. The CEMP will incorporate the following elements:**

**a) General Site Management Strategy, which shall include details of the proposed construction works to be carried out to implement the Proposed Development; working hours and delivery windows; site layout of all compounds and construction areas; temporary site lighting; and construction site security measures; site clearance on completion of activities.**

**c) Public Access Management Strategy, which shall provide details of the management of Public Rights of Way (PRoW), Private Means of Access (PMAs) and cycle routes, including their access during the construction period. The Strategy shall include details of any necessary closures and/or diversions of PRoWs, to be obtained by means of Temporary Traffic Regulation Orders under the Road Traffic Regulations Act 1984.**

- d) Dust and Air Quality Management Plan, which shall provide details of the dust control measures to be adopted during the construction process, the dust and air quality monitoring system, monitoring locations and appropriate alert thresholds.**
- e) Noise and Vibration Management Plan, which shall provide details of the noise and vibration control measures to be adopted during the construction process, the noise and vibration monitoring system, monitoring locations and appropriate alert thresholds.**
- f) Materials Management Plan (MMP), which shall provide details of measures and standards of works required to be followed throughout the construction process. The appointed contractor will ensure an appropriately qualified person is employed to review, approve and verify materials management.**
- g) Site Waste Management Plan (SWMP), to ensure site waste is described accurately and managed appropriately. The SWMP shall include the most appropriate management route for each type of site waste, available capacity (permitted or exempt), details of compliant waste carriers and waste management companies, their capacities and proximity to the project, provision of an accurate description of any hazardous waste, maintenance of waste transfer or waste consignment records and monthly reporting to IACC.**
- h) Site Drainage details for compounds, materials/equipment storage areas, construction areas and access tracks, which shall provide details of sustainable methods utilised for discharges including site drainage, surface runoff and dewatering discharges.**
- i) Water Management Strategy, which shall provide details of working methods to protect surface water and groundwater from pollution and other impacts, including changes to flow, flood storage volume, water levels and water quality.**
- j) Biosecurity Risk Assessment, Method Statement and Management Plan, which shall provide details of how Invasive Non- Native Species will be identified and eradicated from within the Site and immediate surroundings.**
- k) Ecology and Landscape Strategy, which shall include details of pre-construction surveys and measures to ensure that ecological survey data is up to date; measures to obtain and comply with the requirements of any protected species licences; biodiversity net benefits and details of the management of landscape features and landscape planting to align with the approaches presented in the Design Approach and Landscape Strategy and Green Infrastructure Statement.**
- l) Welsh Language and Culture Protocol, which shall provide details of how the relevant Welsh Language Standards Regulations will be incorporated into the construction process, including communication with the public.**
- m) Details of the Temporary Construction Compound, which shall include information on ground levels and the proposed layout to include drainage and means of vehicular access to the site.**
- n) Details of the Phases and Phasing of the Development**
- o) Lighting Strategy, which shall include information with respect to the type of lighting to be provided, baffles, cowls and directional requirements to avoid sensitive locations such as watercourses, hedgerows or buildings. The lighting specification should detail the mechanism to ensure that lighting is switched off when not required for all working areas during the**

**operational phase which would include the temporary construction compounds, set down zones and material processing areas.**

**p) Soil Management, which shall include a strategy for the transportation, handling, spreading, storage of topsoil and subsoil and information relating to the use of low fertility soils in locations identified for species rich grassland**

**q) Construction Details, which shall include details for mortared and drystone walls, cloddiau, post and wire fences and gates.**

**The development hereby permitted shall be undertaken in accordance with the CEMP approved by the Local Planning Authority under this condition.**

**The CEMP will be updated as and when required to ensure the methods used reflect the changing needs of the works during construction and, for example, any relevant updates to industry guidance or legislation, or as a result of preconstruction. Any updates to the CEMP shall be submitted to and approved in writing by the Local Planning Authority before they take effect.**

Reasons:

To prevent pollution to the land and/or water environment, protect the amenities of local residents and occupiers and to safeguard the natural environment within the Site and its surroundings.

To safeguard the amenities of local residents and occupiers and to safeguard the natural environment within the Site and its surroundings.

To safeguard and mitigate the impacts on a protected species and to avoid offences under the Conservation of Habitats and Species Regulations 2010 (as amended).

In the interests of road safety and amenity of transport and to minimise the impacts of the Development on the highway network.

#### **Traffic Safety Control Officer**

**(05) No works shall commence until a Traffic Safety Control Officer (TSCO) has been appointed. The TSCO shall manage the effective, efficient and safe movement of vehicles throughout the construction process and ensure that these are carried out in accordance with the Construction Environmental Management Plan and any other plan approved under this permission.**

Reason: In the interests of road safety, the amenity of road users and to minimise the impacts of the Development on the highway network.

#### **Ecological Clerk of Works**

**(06) No works shall commence until an Ecological Clerk of Works (ECoW) has been appointed to manage the supervision of site clearance and construction activities during the development to ensure that these are carried out in accordance with the Construction Environmental Management Plan and any other plan approved under this permission.**

Reason: To prevent disturbance and damage to designated sites and to prevent offences under protected and controlled species legislation and nature conservation policy and guidance.

**Community Liaison Officer**

**(07) No works shall commence until a Community Liaison Officer has been appointed to liaise and communicate with the public during the construction process. The Public Liaison Officer must be a Welsh speaker (bilingual).**

Reason: To notify occupiers of nearby properties in advance of works taking place and to provide information to the public about the works to be carried out, including the timing and duration of the works.

**Working Hours**

**(08) No development, works or construction activity, (including Maintenance and Security) other than emergency works: shall take place outside the hours set out below without prior approval from the Local Planning Authority**

Time of week	Construction staff		Office staff (Temporary Construction Compound)
	Summer shift (1st April – 31st October)	Winter shift (1st November - 31st March)	
<b>Weekday</b>	<b>07:00-19:00</b>	<b>08:00-16:00</b>	<b>09:00-17:00</b>
<b>Saturday</b>	<b>07:00-13:00</b>	<b>08:00-13:00</b>	<b>Not applicable</b>

**There shall be no working outside of these hours, or at all on Sundays and public holidays.**

Reason: To safeguard the amenity of local residents and occupiers.

**Delivery Hours**

**(09) No deliveries shall arrive, be received or dispatched from the site outside the hours of 07.00 to 19.00 Monday to Friday and 07.00 to 13.00 on Saturdays and there shall be no deliveries outside these times or at all on Sundays or Bank Holidays unless otherwise agreed in writing in with the Local Planning Authority or unless the applicant has demonstrated to the satisfaction of the Local Planning Authority that there are exceptional circumstances (i.e. emergency works).**

Reason: To safeguard the amenities of local residents and occupiers.

## **School arrival and departure times**

**(10) No traffic movements associated with the development are to be undertaken on school arrival and departure routes, to include workers arriving or departing from sites, construction traffic routes and deliveries, during the hours of 08:00 to 09:00 and 15:00 to 16:00 on weekdays, unless otherwise agreed with the Local Planning Authority.**

Reason: In the interests of Public Protection and highway safety.

## **Nature Conservation**

### **Ecological Pre-construction Surveys**

**(11) No works on any Phase of the development hereby permitted shall commence until ecological pre- construction surveys (including surveying for protected species) of that Phase have been undertaken and the results of such surveys have been submitted to the Local Planning Authority and NRW for information.**

Reason: To safeguard protected species.

**(12) No works shall commence until a scheme to minimise or prevent the incidental capture or killing of European species has been submitted for the approval of the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the Protected Species Scheme approved by the Local Planning Authority under this condition.**

Reason: To safeguard Protected Species.

### **Hedgerow Translocation Method Statement**

**(13) No works in areas identified for hedgerow translocation shall commence until a detailed method statement for the translocation of hedgerows has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the Hedgerow Translocation Method Statement approved by the Local Planning Authority under this condition.**

Reason: To safeguard and mitigate the impacts on hedgerows.

## **Landscape Assessment, Mitigation and Management**

### **Assessment of boundary features**

**(14) No development shall take place until a general scope of the survey and assessment of boundary features to be affected by the construction works in locations where sections of existing footpaths are to be affected by the development has been submitted to and approved by the Local Planning Authority. The agreed scope of the survey and assessment shall be implemented prior to the removal of relevant boundary features.**

Reasons: To safeguard and mitigate the impacts on visual amenity and landscape character.

### **Landscape Maintenance Plan**

**(15) Within 6 months of the date of the implementation of the development a 5-year Maintenance Plan shall be submitted for approval by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the approved Maintenance Plan.**

Reason: To safeguard and mitigate the impacts on visual amenity and landscape character.

### **Cultural Heritage**

#### **Archaeological Watching Brief**

**(16) No ground disturbance works shall commence on any Phase until a specification for the locations and methodology of Watching Brief in respect of archaeology has been submitted to and approved in writing by the Local Planning Authority. All subsequent archaeological work shall be completed in accordance with the approved Watching Brief.**

Reason: To ensure that features of archaeological or architectural importance are recorded before their destruction.

**(17) A detailed report on the archaeological work and findings, as required by condition 15, shall be submitted to and approved in writing by the Local Planning Authority within six months of the completion of the archaeological fieldwork or completion of the development, whichever is the sooner.**

Reason: To allow for the recording of any archaeological remains which may be present on site.

### **Drainage**

#### **Surface Water Drainage Scheme**

**(18) Prior to the commencement of works the applicant will be required to provide outstanding drainage details for the assessment and written approval of the Local Planning Authority, including:**

- **Additional supporting details confirming the viability of the drainage network aspects in the Flood Consequences Assessment.**
- **Soakaway design and construction details.**
- **Design and construction details for the proposed extensions to existing culverts required to accommodate the highway works (to be discussed with the Local Lead Flood Authority (LLFA) prior to submission to the Local Planning Authority for their assessment and written approval).**

- **Confirm ground water levels, to inform the final design for the pond construction in Section 2 through further investigation work.**
- **Finalised shapes and depths of each attenuation pond, confirming their position and invert levels of the outfall structure into adjacent watercourses in Section 2 through topographical survey information.**
- **Detail of porosity tests and subsequent additional filter strips dependent on the success of the tests in Section 2.**
- **Design and construction detail for the surface water drainage system serving the new access/parking area for the properties at Bryn Tirion Terrace in Section 4.**
- **Confirm assumptions made as part of the proposed designs in Section 8.**
- **Confirmation of alternative options available should the submitted proposals not be viable.**
- **Assessment of the existing condition of all outfalls and existing drainage apparatus.**

Reason: To ensure that the proposed drainage details are satisfactory.

### **Additional Highway provisions**

#### **Highway signage and road markings**

**(19) Prior to the completion of the construction works, a scheme detailing the appropriate signage and road markings on the approaches to cycle and pedestrian crossing points shall be submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be undertaken in accordance with the scheme for signage and road markings approved by the Local Planning Authority under this condition.**

Reason: In the interests of highway safety.

### **Construction Traffic Management Plans**

**(20) The developer will be required to submit a full comprehensive and robust Construction Traffic Management Plan (CTMP) for each phase/section for approval before any works commence which detail the following:-**

- i. **Temporary Traffic Management (TTM) procedures;**
- ii. **details of the construction traffic and Heavy Goods' Vehicle route;**
- iii. **working hours and delivery windows;**
- iv. **the appointment of a Traffic Safety Control Officer**
- v. **The parking of vehicles for site operatives and visitors**

- vi. **The loading and unloading of plant and materials**
- vii. **Storage of plant and materials used for the work**
- viii. **Wheel washing facilities**
- ix. **Hours and days of operation and the management and operation of construction and delivery vehicles**
- x. **The timings of construction traffic movements along the A5025**

Reason: In the interest of highway safety

### **Traffic Management Plan**

**(21) Prior to the commencement of any works, the developer shall submit for approval a Traffic Management Plan for both the construction and operational phase of the temporary construction compound. The plan(s) shall identify suitable safety measures required to mitigate the increased volume of HGV traffic.**

Reason: In the interest of highway safety

### **Bilingual highway signage**

**(22) All temporary construction signage and permanent highway signage installed as part of the development shall be provided in Welsh and English.**

Reason: For the avoidance of doubt

### **No access to Valley Cemetery**

**(23) The appointed contractor will not be permitted to use or obstruct the vehicular access to Valley Cemetery at any stage during the construction process, or use any facilities within the cemetery including the water supply.**

Reason: In the interests of the amenity of Valley Cemetery and highway safety.

### **Contaminated Land**

#### **Contaminated Land Verification Report**

**(24) Following completion of the A5025 On-line Highway Improvements a Contaminated Land Verification Report shall be submitted to and agreed in writing with the Local Planning Authority.**

Reason: In the interest of Public Protection and to ensure protection of identified sensitive environmental receptors.

## **Local Employment, Skills and Supply Chain opportunities:**

### **Employment, Skills and Supply Chain Plan**

**(25) No later than 6 months prior to the commencement of development an Employment, Skills and Supply Chain Plan' shall be submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the Local Employment Scheme approved under the provisions of this condition.**

Reason: To ensure that the development secures local economic benefits

### **Informatives**

1. All tree works required in connection with this planning permission shall be undertaken in accordance with "BS 3998:2010 Tree Work - Recommendations" (December 2010). All works undertaken shall where required have a licence issued by the relevant licensing body pursuant to Regulation 53 of the Conservation of Habitats and Species Regulations 2010 (as amended) (or any Regulations revoking or re-enacting these Regulations) authorising the specified activity/development to go ahead.
2. Adoption of the Section 61 Prior Consent agreements made under the Control of Pollution Act 1974 application process between the developer and IACC, must afford protection and mitigation for residents and communities bordering the site boundaries. The appointed contractor will be responsible for the preparation and submission of Section 61 Prior Consent application(s) to the IACC for approval.
3. The appointed contractor shall introduce any Temporary Traffic Regulation Orders (TTRO) during construction as necessary, in liaison with IACC (and submit the relevant applications to IACC for approval). The TTROs would cease upon the highway becoming fully operational.
4. The Highways Authority will be utilising Section 59 of the Highways Act 1980 "Recovery of expenses due to extraordinary traffic", to recover compensation for any damage done to the public highway as a consequence of these works.
5. The applicant is advised to apply in writing to the Head of Service for Highways, Waste and Property, Isle of Anglesey County Council, for the necessary consent to temporarily store material on the public highway, as required under Section 171 of the Highways Act 1980.
6. The applicant shall be advised to apply in writing to the Head of Service for Highways, Waste and Property for the necessary consent, as required under Section 278 of the Highways Act 1980 to carry out work within the highway. As part of the Section 278 the following information will need to be agreed (but not limited to) prior to commencement of works;
  - The resurfacing specification
  - The surface dressing specification
  - The extent of preparatory pre-surface dressing carriageway patching

7. A joint inspection of all laybays will be required between the IACC and the developer to determine suitability of the existing road surface and agree the extent and specification of resurfacing works required.
8. There are public footpaths and cycle paths that cross the application site. Any diversion, stopping up or amendment would require permission under separate legislation or other provisions and is not granted by this planning permission.
9. This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under separate European or UK legislation in relation to protected species. Under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c) Regulations 1994 all nesting birds are protected and the act prohibits disturbance to the birds while they are nesting during the breeding season 1 March - 30 September.
10. This decision notice relates solely to the Town and Country Planning Act 1990 (as amended) and does not purport to grant any approval, which may be required under separate European or UK legislation in relation to protected species. Under the Wildlife & Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c) Regulations 1994, it is an offence to disturb a bat in its place of shelter, to kill or injure a bat or to damage, destroy or prevent access to its roosting site, whether or not the roost is occupied at the time. If evidence of use by bats is found a licence may be required from the relevant regulatory authority.
11. Wales & West Utilities (WWU) has confirmed that there is an intermediate / high pressure gas main (1050mm diameter), reference HN052 / 01050 (R0390), in proximity to the proposed A5025 On-line Highway Improvements at Valley. WWU has advised that no excavations are to take place above or within 10m of the confirmed position of these mains without prior consultation with WWU. WWU has advised that the contractor would require risk assessment approval before any works commence over the pipeline and a plant protection officer on site at all times whilst working near the pipe, adhering to WWU's specification WW/SP/SSW/22: Safe Working in the Vicinity of Pipelines and Association Installations Operating Above 2 Barg - For Third Parties, June 2013.
12. Safe digging practices, in accordance with HS(G)47 must be used to verify and establish the presence of mains, pipes, services and other apparatus on site before a mechanical plant is used.
13. Any culvert piping of any land drainage ditch or watercourse will require the approval of the Lead Local Flood Authority under section 23 of the Land Drainage Act 1991.
14. Where the proposed drainage systems involve the installation of new outfall structures, diversions or culvert extensions to an ordinary watercourse, consent for these works will be required from the Lead Local Flood Authority, under Section 23 of the Land Drainage Act 1991.
15. Should any amendments be required to the existing outfall structure into the main river in Section 4, the application may require consent for the works from Natural Resources Wales.
16. Surface water run-off from the roadway should be managed to the equivalent greenfield rate, with sufficient on-site attenuation being provided to comply with the requirements of TAN15 at Section 4 serving the residential properties at Bryn Tirion Terrace.
17. The proposed development site is crossed by 150mm and 70mm foul rising mains, together with 150mm and 375mm gravity sewers (approximate position marked on Statutory Public Sewer Record). Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of these pipes. Should the proposed development be located within the protection zones of the sewer

crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991.

18. The applicant is also advised that some public sewers and lateral drains may not be recorded on Dwr Cymru Welsh Water maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

19. The proposed development is crossed by a trunk and/or distribution watermains (DCWW has provided a list and location plan). Dwr Cymru Welsh Water as Statutory Undertaker has statutory powers to access their apparatus at all times. It may be possible for watermains to be diverted under Section 185 of the Water Industry Act 1991, the cost of which will be re-charged to the developer. The developer must adhere to DCCW's Conditions for Development near Watermain(s) and consult DCWW before any development commences on site.

20. The construction works will be carried out in accordance with the procedures and specifications required by Dwr Cymru Welsh Water, as follows:

- No structure to be sited within a minimum distance of 3m from centre line of Distribution Watermains and 6m from centre line of Trunk Watermain.
- Adequate precautions are to be taken to ensure the protection of the water main during the course of site development.
- If heavy earthmoving machinery is to be employed, then the routes to be used in moving plant around the site should be clearly indicated. Suitable ramps or other protection will need to be provided to protect the water main from heavy plant.
- The water main is to be kept free from all temporary buildings, building material and spoil heaps etc.
- The existing ground cover on the water main should not be increased or decreased.
- All chambers, covers, marker posts etc. are to be preserved in their present position.
- Access to DCWW's apparatus must be maintained at all times for inspection and maintenance purposes and must not be restricted in any way as a result of the development.

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.

**ATODIAD A: HANES CYNLLUNIO / APPENDIX A: PLANNING HISTORY**

Rhif /No	Cyfeirnod y Cais / Application Ref	Cynnig / Proposal	Lleoliad / Location	Dilyswyd / Validated	Penderfyniad / Determination
1	27C112/LB	Caniatad Adeilad Rhestredig ar gyfer gosod system gwres canolog yn / Listed Building Consent for the installation of a central heating system at	Bryn Glas, Llanfachraeth	20170727	Wedi'i ganiatau gydag amodau / Granted with conditions 07/11/17
2	27C104C	Cais llawn ar gyfer gosod 2 paced trin carthffosiaeth yn / Full application for the installation of 2 package treatment plants at	Bytheicws, Llanfachraeth	20170620	Wedi'i ganiatau gydag amodau / Granted with conditions 15/08/17
3	38C310D/CONS	Ymgynghoriad mwynau a gwastraff yn ymwneud gyda datblygiadau cysylltiedig oddi ar y safle mewn perthynas a'r bwriad / Minerals and waste consultation in respect of the off-site associated developments in respect of	Wylfa Newydd, Cemaes	20160426	Ddim yn y system / Not in system
4	38C310D/CONS	Ymgynghoriad mwynau a gwastraff yn ymwneud gyda datblygiadau cysylltiedig oddi ar y safle mewn perthynas a'r bwriad / Minerals and waste consultation in respect of the off-site associated developments in respect of	Wylfa Newydd, Cemaes	20160426	Ddim yn y system / Not in system
5	18C114	Cais llawn ar gyfer codi anecs yn/Full application for an erection of an annexe	Tyn yr Odyn Llanfechell LL68 0SW	20180213	Ddim yn y system / Not in system
6	29C143	Cais llawn ar gyfer newid yr adeilad allanol presennol i 3 annedd ynghyd a gosod system trin	Bytheicws, Llanfachraeth	20140903	Dim dyddiad yn y system / No date in system

		carthffosiaeth yn / Full application for the conversion of the outbuilding into 3 dwellings together with the installation of a sewerage treatment plant at			
7	27C104	Cais llawn ar gyfer newid yr adeilad allanol presennol i 3 annedd ynghyd a gosod system trin carthffosiaeth yn / Full application for the conversion of the outbuilding into 3 dwellings together with the installation of a sewerage treatment plant at	Bytheicws, Llanfachraeth	20140903	Wedi'i ganiatau gydag amodau / Granted with conditions 19/03/2015
8	27C104A	Cais llawn ar gyfer dymchwel yr estyniad presennol ynghyd ag addasu ac ehangu i greu fflat nain hunan-gynhaliol yn / Full application for the demolition of the existing extension together with alterations and extensions to create a self-contained granny flat at	Bytheicws, Llanfachraeth	27C104A	Wedi'i ganiatau gydag amodau / Granted with conditions 21/11/2014
9	20C300A	Cais i bennu a oes angen caniatad blaenorol ar gyfer dymchwel yr adeiladau allanol presennol yn / Application to determine whether prior approval is required for the demolition of existing outbuildings at	Ty Baner, Tregele	20140903	Datblygiad a ganiateir / Permitted development 18/09/2014
10	27C106/FR	Cais llawn ar gyfer gwaith archwilio'r ddaear fel y gellir gwneud gwelliannau i'r briffordd (A5025) mewn pedwar o leoliadau gwahanol: /	Cyffordd / Junction 3 A55 Y Fali / Valley, Llanfachraeth, Llanfaethlu a/and Cefn Coch	20150612	Wedi'i ganiatau gydag amodau / Granted with conditions 18/09/2015

		Full application for proposed ground investigation works for highway improvements (A5025) at four separate locations:			
11	27C106C/CONS	Ymgynghoriad cyhoeddus yng nghyswllt y gwelliannau arfaethedig i'r briffordd ar yr / Public consultation in respect of the proposed highway improvement on	A5025 Y Fali / Valley i / to Wylfa, Cemaes	20160516	Cyhoeddwyd ymateb / Response issued 26/05/2016
12	27C106D/SCR	Barn sgrinio am Welliannau Priffyrdd A5025 Ar-lein rhwng Y Fali a Cemaes /Screening opinion for A5025 On-line Highways Improvements between Valley and Cemaes	Ynys Mon / Anglesey	20160830	Dim angen Asesiad o'r Effaith Amgylcheddol / EIA not required 07/10/2016
13	20C94E/VAR	Cais o dan Adran 73 i dynnu amodau (07), (08) a (09) (Cod Cartrefi Cynaliadwy), ynghyd a newid amod (01) (amser cychwyn y datblygiad) i adael 3 mlynedd ychwanegol o caniatad cynllunio rhif 20C94D (addasu ag ehangu siop ynghyd a codi dau fflat) yn / Application under Section 37 to remove conditions (07), (08) and (09) (Sustainable Homes Code), and amend condition (01) (development start time) to allow an additional 3 years for planning permission 20C94D (adapt and extend shop and build 2 flats) in	Gorsaf Gwasanaetha u/Service Station, Tregle, Cemaes	20170118	Wedi'i ganiatau gydag amodau / Granted with conditions 10/03/2017
14	29LPA1008D/DIS /CC	Cais i ryddhau amod (05) (cynllun i	Ysgol Rhyd y Llan, Llanfaethlu,	20160706	Rhyddhau'r amod /

		weithredu a darparu trefn cyfyngu dwr) o ganiatad cynllunio 29LPA1008A/CC / Application to discharge condition (05) (provision and implementation of surface water limitations) from planning permission 29LPA1008A/CC	Caergybi, LL65 4PQ		Condition discharged
15	29LPA1008B/CC/DIS	Cais i ryddhau amodau (02) (03) (04) (dwr wyneb, dwr budr a dwr draenio), (05) (cynllun i ddarparu a gweithredu trefn cyfyngu dwr wyneb), (06) (Cynllun Rheoli Traffig), (07) (manylion am ddyluniad ac adeiladwaith troedffrydd cyhoeddus), (08) (cynllun ti / Application to discharge conditions (02) (03) (04) (surface water, foul water and drainage water), (05) (scheme to provide and implement a surface water limitation scheme), (06) (Traffic Management Scheme), (07) (design and construction details of public footways), (08) (landscaping scheme	Rhos Ty Mawr, Llanfaethlu	20160210	Rhyddhau'r amod / Condition discharged
16	29LPA1008C/CC/MIN	Man newidiadau i gynllun sydd wedi ei ganiatau yn flaenorol o dan caniatad cynllunio 29LPA1008A\CC er mwyn lleihau maint yr adeilad ar dir ger / Minor amendments to scheme previously	Rhos Ty Mawr, Llanfaethlu	20160215	Wedi'i ganiatau / Granted 14/03/2016

		approved under planning permission 29LPA1008A\CC as to decrease the sc			
17	29C12H	Cais llawn ar gyfer codi cytiau ci ar dir yn / Full application for the erection of standalone kennels on land at.	Bodowen, Lon Las, Llanrhuuddlad	20160621	Wedi'i ganiatau gydag amodau / Granted with conditions 15/12/2016
18	29LPA1008E/DIS/CC	Cais i ryddhau amod (10) (goleuni allanol) o ganiatad cynllunio 29LPA1008A/CC yn / Application to discharge condition (10) (external lighting) of planning permission 29LPA1008A/CC at	Ysgol Rhyd y Llan, Llanfaethlu	20161109	Ddim ar ffeil / Not on file
19	29LPA1008F/CC/VAR	Cais o dan Adran 73 i ddiwygio amod (10) o ganiatad cynllunio rhif 29LPA1008A/CC (codi ysgol gynradd newydd) er mwyn caniatau rhywfaint o oleuni i lifo o'r safle dros y ffiniau yn / Application under Section 73 for the variation of condition (10) of plan	Ysgol Rhyd y Llan, Llanfaethlu	20170111	Wedi'i ganiatau gydag amodau / Granted with conditions 03/03/2017
20	29LPA1008G/CC/SCR	Barn sgrinio ar gyfer yr ysgol gynradd a gafodd ei gymeradwyo o dan rhif cais 29LPA1008A/CC gyda newidiadau i amod (10) (goleini) yn / Screening opinion for the erection of a primary school approved under planning application 29LPA1008A/CC with amendmen	Ysgol Rhyd y Llan, Llanfaethlu	20170111	Dim angen Asesiad o'r Effaith Amgylcheddol / EIA not required 30/01/2017
21	20C257A	Cais llawn ar gyfer codi annedd ar dir yn / Full application for the erection of a dwelling on land at	Plot wrth / Plot Adjacent to Ty Baner Tregle	20170220	Wedi'i ganiatau gydag amodau / Granted with conditions 05/04/2017
22	38C310C/CONS	Ymgynghoriad cyhoeddus yng nghyswllt cynigion	Prosiect Wylfa Newydd Project, Cemaes	20160516	Cyhoeddwyd ymateb / Response

		paratoi a chlirio'r safle i'r / Public consultation or site preparation and clearance proposals for			issued 26/05/2016
23	38C310A/SCO	Barn sgopio ar gyfer cynigion paratoi a chlirio'r safle i'r / Scoping opinion for site preparation and clearance proposals for	Prosiect Wylfa Newydd Project, Cemaes	20160209	Wedi darparu SO / SO provided 27/04/2016
24	29LPA1008/CC/S CR	Barn sgrinio ar gyfer codi ysgol gynradd newydd ar dir gyferbyn a / Screening opinion for the erection of a new primary school on land opposite	Rhos Ty Mawr, Llanfaethlu	20141205	Ddim ar ffeil / Not on file
25	38C310F/EIA/EC ON	Gwaith paratoi a chlirio'r safle ar gyfer datblygu gorsaf bwr Wylfa Newydd, yn cynnwys y gweithgareddau canlynol: clirio'r safle (gan gynnwys clirio a rheoli llystyfiant, tynnu ffensys, waliau, giatiau, ffiniau caeau, strwythurau presennol (gan gynnwys / Site clearance and preparation work to develop the Wylfa Newydd power station, including the following activities: site clearance (including clearing and managing vegetation, removal of fences, walls, gates, field boundaries, existing structures (including	Wylfa Newydd, Cemaes	20171116	Penderfyniad heb ei gyhoeddi eto / Determination not yet issued
26	29EL1529/E	Cais o dan Adran 37 o'r Ddeddf Trydan 1989 i uwchraddio'r linell 11Kv uwchben i un tair gwifren ynghyd a chodi polyn pren yn	Ysgol Rhyd Y Llan, Llanfaethlu	20170511	Wedi'i ganiatau / Granted

		/ Application under Section 37 of the Electricity Act 1989 to upgrade the existing 11Kv overhead line to a three phase and the			
27	27C106B/DIS	Cais i ryddhau amodau (03) cynllun tynnu gwaith a strwythurau atodol, (04) datganiadau dull a chynlluniau rheoli amgylcheddol, (05) archeolegydd a (07) lliniaru hanesyddol o ganiatad cynllunio 27C106/FR mewn lleoliadau gwahanol yn / Application to discharge conditions (03) removal schedule for ancillary works and structures, (04) method statements and environmental management plans, (05) archaeologist and (07) historic mitigation from planning permission 27C106/FR at several locations at	Y Fali / Valley, Llanfachraeth, Llanfaethlu & Cefn Coch	20151030	Wedi rhyddhau'r amodau / Conditions discharged 23/12/2015
28	49C324	Cais llawn i newid defnydd o cae amaethyddol i maes parcio preifat ynghyd a gwella mynedfa bresennol ar dir gyferbyn a / Full application for the change of use of an agricultural field into a private car park together with the improvement to the existin	Preswylfa, Y Fali / Valley		Wedi'i dynnu'n ol / Withdrawn
29	49C91D/ENF	Cais ol-weithredol ar gyfer addasu ag ehangu ynghyd a chadw pwll/ Retrospective application for alterations and extensions together with retention of a	Ty Gwyn Barns Llanynghenedl Y Fali / Valley	20170220	Wedi'i ganiatau gydag amodau / Granted with conditions 13/04/2017

		pond			
30	27C106A/SCO	Barn sgopio ar gyfer gwelliannau ar hyd y briffordd A5025 rhwng Y Fali a Cemaes / Scoping Opinion for highway improvements along the A5025 between Valley and Cemaes	Ynys Mon\Anglesey	20150703	Wedi darparu SO / SO provided
31	49C2E/FR	Cais llawn ar gyfer codi modurdy 3 bae ar dir yn / Full application for the erection of a 3 bay garage on land at	Preswylfa, Y Fali / Valley	20140728	Ddim ar ffeil / Not on file
32	49C2E	Cais llawn ar gyfer codi modurdy 3 bae ar dir yn / Full application for the erection of a 3 bay garage on land at	Preswylfa, Y Fali / Valley	20140728	Wedi'i ganiatau gydag amodau / Granted with conditions 17/11/2014
33	29C135A/VAR	Cais o dan Adran 73 i diwygio amod (01) (terfyn 5 mlynedd) o caniatad cynllunio rhif 29C135 (addasu ag ehangu) er mwyn ychwanegu terfyn 5 mlynedd arall yn / Application under Section 73 for the variation of condition (01) (5 year limit) from planning permission number 29C135 (alterations and extensions) so as to allow a further 5 year limit at	Tyn Cae, Llanfaethlu	20150224	Wedi'i ganiatau gydag amodau / Granted with conditions 21/04/2015
34	29LPA1008A/CC	Cais llawn i godi ysgol gynradd newydd ynghyd a chreu llwybr cerdded newydd wrth Stad Bryn Llwyd a chreu mynedfa newydd i gerbyddau i'r A5025 ar dir gyferbyn a / Full application for the erection of a new primary school together with the creation of a new	Rhos Ty Mawr, Llanfaethlu	20150901	Wedi'i ganiatau gydag amodau / Granted with conditions 19/10/2015

		entrance for vehicles to the A5025 on land opposite			
35	27C106E/FR/EC ON	Cais llawn i wella'r briffordd gyfredol (yr A5025) rhwng y gyffordd ar yr A5 i'r dwyrain o'r Fali at gyffordd y lon i'r Orsaf Bwer arfaethedig mewn wyth o leoliadau gwahanol ynghyd ag ailadeiladu a lledu mewn manau y pafin cyfredol a gorffenwaith y lon / Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing	A5025 rhwng Cyffordd Dwyrain y Fali'r A5 a'r Orsaf Bwer Cemaes / A5025 between A5 East of Valley Junction to Power Station Cemaes	20171207	Y CAIS DAN SYLW / APPLICATION IN QUESTION
36	49C105A	Cais llawn ar gyfer addasu ac ehangu yn / Full application for alterations and extensions at	Glyn Villa, Y Fali / Valley	20160902	Wedi'i ganiatau gydag amodau / Granted with conditions 14/10/2016
37	49C109D/DEL	Cais o dan Adran 73 i dynnu amodau (Cod Cartrefi Cynaliadwy), ynghyd a ddiwygio amodau (06) (manylion llawn y ffiniau), (07) (manylion y deunyddiau gorffen allanol) a (08) (manylion y system draenio) er mwyn cyflwyno gwybodaeth ar ol i ddatblygiad gychwyn / Application under Section 73 to discharge conditions (Sustainable Homes Code), and amend conditions (06) (full details of boundaries),	Abernant, Llanynghenedl	20150910	Wedi'i ganiatau gydag amodau / Granted with conditions 04/01/2016

		(07) (details of external finishing materials) and (08) (drainage system details) to present information after the development begins			
38	49C336	Cais llawn i addasu ac ehangu er mwyn creu swyddfeydd ychwanegol, ystafell aros ac estyniad i'r gweithdy i'r capel gorffwys yn / Full application for alterations and extensions so as to provide additional offices, waiting room and extension to the works	Preswylfa, Y Fali/Valley	20170612	Wedi'i ganiatau gydag amodau / Granted with conditions 19/09/2017
39	27C111	Cais llawn i godi modurdy preifat gyda stordy uwch ben yn / Full application for the erection of a private garage with storage area above at	Cartref, Llanfachraeth	20170609	Wedi'i ganiatau gydag amodau / Granted with conditions 27/07/2017
40	27C107	Cais amlinellol ar gyfer codi annedd gyda'r holl faterion wedi'u cadw'n ol ar dir ger / Outline application for the erection of a dwelling with all matters reserved on land adjacent to	Penrhos Newydd, Llanfachraeth	20150619	Gwrthodwyd / Refused 14/08/2015
41	27C108	Cais llawn i addasu ag ehangu mynedfa gerbydau presennol yn / Full application to alter and extend the existing vehicular access at	Ty Newydd, Llanfachraeth	20150910	Wedi'i ganiatau gydag amodau / Granted with conditions 30/10/2015
42	19C1195/RE/SC O	Barn sgopio ar gyfer y datblygiad cysylltiedig ar y glannau a'r lleoliad tirlenwi ceblau sy'n gysylltiedig a datblygiad arfaethedig Parth Datblygu Llanwol Morlais oddi ar arfordir Caergybi ar rhannau o / Scoping	Caergybi a'r Fali / Holyhead and Valley	20170110	Wedi darparu SO / SO provided

		opinion for the on-shore associated development and cable landfill location in association with the development of the proposed Morlais Tidal Development Zone off the coast of Holyhead on parts of			
43	18C4H	Trosi beudai yn 2 uned gwyliau ac estyniad / Conversion of outbuilding into 2 holiday units and extension	Awelfryn, Allt Cichle, Llandegfan, Porthaethwy / Menai Bridge	20110412	Wedi'i ganiatau gydag amodau / Granted with conditions 09/01/2013
44	49C309	Dymchwel, codi cyntedd yn / Demolition, erection of porch at	1 tai Cyngor, Llanynghenedl	20130121	Wedi'i ganiatau gydag amodau / Granted with conditions 27/02/2013
45	27C23B	Dechrau deunydd arfaethedig LUC / LUC proposed material start 27C23A	Ysgol Gynradd, Llanfachraeth	20130207	Ardystiwyd yn gyfreithiol / Certified lawful 24/09/2013
46	20C265	Gwaith ymchwiliadau tir a chompond / Ground investigation works and compound	Gorsaf Bwer Wylfa Power Station, Cemaes	20101015	Wedi'i ganiatau gydag amodau / Granted with conditions 01/12/2010
47	38C80D	Adnewyddu 38C80C / Renewal of 38C80C	Wedi'i dynnu'n ol / Withdrawn	20100521	Wedi'i dynnu'n ol / Withdrawn
48	38C80E	Amrywio amod 2 o 38C80C i gad gwaith fel yr oedd wedi'i adeiladu yn / variation of condition 2 of 38C80C to retain works as built at	Groes Fechan, Tregele	20100526	Wedi'i ganiatau gydag amodau / Granted with conditions 14/02/2011
49	20C300	Hysbysiad dymchwel / Demolition notice	Ty Banner, Tregele	20140324	Dim angen cymeradwyaeth ymlaen llaw / Prior approval not required.
50	20C94D	Addasu ac ymestyn a chodi 2 fflat ar y llawr cyntaf yn / alts & exts & erection 2 apartments at first floor at	Gorsaf Betrol Tregele Service Station, Tregele	20110801	Wedi'i ganiatau gydag amodau / Granted with conditions 20/01/2012
51	20C267	Addasu ac ymestyn ynghyd a chodi garej yn / Alt & ext together with erection of garage	Glan Rhyd, Llanfechell	20101208	Wedi'i ganiatau gydag amodau / Granted with conditions

		at			02/03/2011
52	29C135	Addasu ac ymestyn gan gynnwys yr addasiadau i greu llety llawr cyntaf gyda theras to yn / Alterations and extensions including the alterations to create first floor accommodation with roof terrace at	Tyn Cae, Llanfaethlu	20110412	Wedi'i ganiatau gydag amodau / Granted with conditions 12/07/2010
53	29C12G	Dymchwel y sied 'lean to' a'r ystafell haul presennol a chodi sied 'lean to' newydd ynghyd a chodi sied domestig yn / Demolition of the existing lean to shed and conservatory and erection of new lean to shed together with domestic shed at	Bodowen Farm, Llanfaethlu	20110412	Wedi'i ganiatau gydag amodau / Granted with conditions 25/10/2010
54	29C115D & 29C115E/LB	COU adeilad i greu rhan o'r Black Lion yn / COU of building to form part of Black Lion at	Siop Soar, Llanfaethlu	20130307	Wedi'i ganiatau gydag amodau / Granted with conditions 19/07/2013
55	49C308	Cadw COU mewn annedd yn / Retention COU into dwelling at	Capel Hermon, Llanynghenedl	20120810	Wedi'i ganiatau gydag amodau / Granted with conditions 04/12/2012
56	49C91B	Addasiadau yn / Alterations at	Ty Gwyn, Llanynghenedl	20110915	Wedi'i ganiatau gydag amodau / Granted with conditions 08/12/2011
57	29C41F	Trosi i annedd yn / Conversion into dwelling at	Bryn Maethlu	20120516	Wedi'i ganiatau gydag amodau / Granted with conditions 09/07/2012
58	49C301	Amlinellol - tir annedd wrth ymyl / Outline - dwelling land adj to	Bryncoed, Llanynghenedl	20100507	Amser wedi do di ben / Lapsed
59	49C109C	Cais llawn ar gyfer codi annedd a garej a thanc septig yn / Full application for the erection of a dwelling and garage	Lon Deg, Llanynghenedl	20130712	Wedi'i ganiatau gydag amodau / Granted with conditions 08/10/2013

		together with septic tank at			
60	27C54D	Cynllunio llawn ar gyfer 19 carafan statig, gwaith cloddio, plannu coed a phlanhigion a newid defnydd ty allanol yn annedd i'w osod yn / Full planning for 19 static caravans, earth works, tree and hedge planting and change of use of outbuilding to dwelling for let at	Parc Carafanau Dronwy Caravan Park, Llanfachraeth	20110412	Wedi'i ganiatau gydag amodau / Granted with conditions 08/04/2010
61	27C54E/LB	Cydsyniad adeilad rhestredig ar gyfer newid defnydd ty allanol yn anheddau i'w gosod yn / Listed building consent for the change of use of outbuilding to dwellings for let at	Parc Carafanau Dronwy Caravan Park, Llanfachraeth	20110412	Wedi'i ganiatau gydag amodau / Granted with conditions 09/05/2011
62	49C297/AD	Cadw 2 arwydd yn / Retention of 2 signs at	Gorsaf Gwalia Station, Valley	20110406	Wedi'i ganiatau gydag amodau / Granted with conditions 27/05/2010
63	20C235A	Cais llawn ar gyfer codi annedd un llawr ar dir wrth ymyl / Full application for the erection of a single storey dwelling on land adjacent to	Gorsaf Betrol / Service Station, Tregele	20080613	Wedi'i ganiatau gydag amodau / Granted with conditions 29/07/2008
64	20C94C	Cais amlinellol ar gyfer dymchwel y garej presennol ynghyd a chodi dau annedd yn / Outline application for the demolition of the existing garage together with erection of two dwellings at	Gorsaf Betrol / Petrol Station, Tregele	20070614	Wedi'i ganiatau gydag amodau / Granted with conditions 10/01/2008
65	20c257	Codi annedd ar blot wrth ymyl / Erection of a dwelling on plot adj	Ty Baner, Tregele	20090515	Wedi'i ganiatau gydag amodau / Granted with conditions 15/06/2009
66	20C235	Cais llawn i godi annedd a garej, ynghyd a thanc	Ty Baner, Tregele	20060818	Wedi'i ganiatau gydag amodau / Granted with

		septig ar dir wrth ymyl / Full application for erection of dwelling and garage, together with septic tank on land adjacent to			conditions 09/10/2006
67	49C91A	Trosi tai allanol / Conversion of outbuildings	Ty Gwyn, Llanynghenedl	20060208	Wedi'i ganiatau gydag amodau / Granted with conditions 01/02/2007
68	49C283	Addasu ac ymestyn yn / Alterations and extensions at	Tegfa, Llanynghenedl	20070914	Wedi'i ganiatau / Granted 24/10/2007
69	27C94	Addasu ac ymestyn yn / Alterations and extensions at	Madryn, 7 Glanllyn, Llanfachraeth	20090112	Wedi'i ganiatau gydag amodau / Granted with conditions 16/12/2009
70	27C82	Ystafell haul yn / Conservatory at	1 Bont Llwyd, Llanfachraeth	20050112	Wedi'i ganiatau gydag amodau / Granted with conditions 09/02/2005
71	18C4B	Addasu'r fynedfa bresennol, tanc LPG newydd a thriniaeth yn / Alterations to the existing access, new LPG tank and treatment at	Tyddyn Waen, Llanrhuddlad	20060512	Wedi'i ganiatau gydag amodau / Granted with conditions 27/06/2006
72	18C4D/LB	Cydsyniad Adeilad Rhestredig ar gyfer symud lleoli porth, adeiladu / Listed Building Consent for re siting of gateway, construct	Tyddyn Waen, Llanrhuddlad	20060517	Ddim ar ffeil / Not on file
73	18C4E	Codi cyntedd i'r blaen, gan godi estyniad deulawr yn / Erection of a porch to the front, together with erection of two storey extension at	Tyddyn Waen, Llanrhuddlad	20070125	Wedi'i gymeradwyo gydag amodau / Approved with conditions
74	18C4F/LB	Cydsyniad Adeilad Rhestredig ar gyfer codi cyntedd i'r blaen, codi estyniad deulawr ac addasiadau mewnol yn / Listed Building Consent for the erection of a porch to front,	Tyddyn Waen, Llanrhuddlad	20070125	Wedi'i ganiatau gydag amodau / Granted with conditions 12/10/2007

		erection of a two storey extension together with internal alteration at			
75	18C29H	Cais amlinellol i godi byngalo ar dir wrth ymyl / Outline application for the erection of a bungalow on land adjacent to	Ysgoldy Pedair, Llanrhyddlad	20060817	Wedi'i ganiatau gydag amodau / Granted with conditions 15/12/2006
76	18C29J	Cais amlinellol ar gyfer codi dau annedd ar dir yn / Outline application for the erection of two dwellings on land at	Ysgoldy Pedair, Llanrhyddlad	20071116	Wedi'i ganiatau gydag amodau / Granted with conditions 07/01/2008
77	18C29K/DA	Cynlluniau manwl ar gyfer codi dau annedd deulawr ar dir yn / Detailed plans for the erection of two, 2 storey dwellings on land at	Ysgoldy Pedair, Llanrhuddlad	20080128	Wedi'i ganiatau gydag amodau / Granted with conditions 28/02/2008
78	49C159B	Addasu ac Ymestyn / Alt and Ext	1 & 2 Tyddyn Y Gof, Llanynghenedl		Ddim ar ffeil / Not on file
79	49C159B	CODI YSTAFELL HAUL YN / ERECTION OF A CONSERVATORY AT	1 & 2 Tyddyn Y Gof, Llanynghenedl	20050725	Wedi'i ganiatau gydag amodau / Granted with conditions 14/09/2005
80	49C196A	ADDASU AC ESTYNIAD DORMER YN / ALT AND DORMER EXT AT	Hen Gyfnewidfa Ffon / Old Telephone Exchange, Llanynghenedl	20050210	Ddim ar ffeil / Not on file
81	49C9W/AD	Codi 2 arwydd panel wedi'u goleuo yn / Erection of 2 illuminated panel signs at:	Ty Hapus, Y Sgwar, Croesfordd y Fali / The Square, Valley Crossroads	20051024	Wedi'i ganiatau gydag amodau / Granted with conditions 25/11/2005
82	27C71C	Cais amlinellol ar gyfer codi annedd ar dir yn / Outline application for the erection of a dwelling on land at	Penrhos Newydd, Llanfachraeth	20070814	Wedi'i ganiatau gydag amodau / Granted with conditions 07/04/2008
83	27C23A	Codi 5 annedd ynghyd ag addasu'r fynedfa i gerbydau ar dir wrth ymyl / Erection of 5 dwellings together with alterations to the existing vehicular access on land adjacent	Ysgol Gynradd Llanfachraeth Primary School	20050808	Wedi'i ganiatau gydag amodau / Granted with conditions 05/02/2008

		to			
84	27C84	Amlinelliad ar gyfer annedd newydd a thanc septig ar ran o gae yn / Outline for new dwelling and septic tank on part of field at	Tremoelgoch, Llanfachraeth	20050517	Gwrthodwyd / Refused
85	49C272	Addasu ac ymestyn / alt & ext	Hafan, Llanynghenedl	20060508	Wedi'i ganiatau gydag amodau / Granted with conditions 19/06/2006
86	49C267	Caniatad llawn i godi byngalo dormer ynghyd ag adeiladu mynedfa newydd i gerbydau a gosod tanc septig newydd yn / F/P for the erection of a dormer bungalow together with the construction of a new vehicular access and installation of a new septic tank at	Tir wrth / Land adj, Tegfan, Llanynghenedl	20050729	Wedi'i ganiatau gydag amodau / Granted with conditions 21/09/2005
87	29C12F	Addasu ac ymestyn yn / alt & ext at	Bodowen farm, Llanfaethlu	20090528	Wedi'i ganiatau gydag amodau / Granted with conditions 20/07/2009
88	29C115	Newid defnydd tafarn yn ddwy uned breswyl / Change of use of public house into two residential units	Black Lion, Llanfaethlu	20050718	Gwrthodwyd / Refused
89	29C115A/LB	Cais am gydsyniad adeilad rhestredig ar gyfer y newid defnydd / Application for listed building consent for the change of use	Black Lion, Llanfaethlu	20050914	Gwrthodwyd / Refused
90	27C106E/FR/ECON	(Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of	Valley to Cemaes	20171207	Wedi'i ganiatau gydag amodau / Granted with conditions 13/07/2018

		existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings on the A5025 between Valley and Cemaes			
91	29C115F/LB	Caniatâd Adeilad Rhestredig ar gyfer dymchwel y cyntedd, codi cyntedd newydd ynghyd a gwaith trwsio yn / Listed Building Consent for demolition of the porch, erection of a new porch together with repair works at	Siop Soar, Llanfaethlu	01/08/2018	Caniatáu / Permitted 18/09/2018
92	OP/2018/1	Cais amlinellol ar gyfer codi annedd sydd yn cynnwys manylion llawn am y fynedfa i gerbydau a llunwedd ar dir ger / Outline Application for the erection of a dwelling together with full details of the vehicular access and layout on land adjacent to	Penrhos Newydd, Llanfachraeth	12/02/2019	Caniatáu / Permit 05/09/2019
93	FPL/2019/51	Cais llawn ar gyfer newid defnydd tir yn lle storio agored ar gyfer cerrig sy'n gysylltiedig â'r prif ddefnydd a wneir o'r tir gan yngymerwyr	Preswylfa, Y Fali / Valley	07/03/2019	Caniatáu / Permit 10/06/2019

		angladdau ar dir gyferbyn â / Full application for the change of use of land for open storage of stone material ancillary to the primary use of funeral undertakers on land opposite			
94	DIS/2019/71	Cais i ryddhau amod (04)(Cynllun dirlunio) o ganiatâd cynllunio FPL/2019/51 ar dir gyferbyn a/ Application to discharge condition (04)(Landscaping scheme) of planning permission FPL/2019/51 on land opposite	Preswylfa, Y Fali/Valley	12/07/2019	Amod wedi ei Ryddhau / Condition Discharged 16/08/2019
95	FPL/2019/166	Cais llawn ar gyfer codi sied amaethyddol newydd, creu pwll cribol ynghyd a chreu traciau amaethyddol yn / Full application for the erection of a new agricultural shed, creation of a new slurry pit together with the creation of agricultural tracks at	Ty Hen, Llanynghenedl	24/06/2019	Caniatáu / Permit 15/10/2019
96	DIS/2019/110	Cais i ryddhau amod (03) (Datganiad Dull i ardal rheolaeth planhigol), amod (05)(Datganiad Dull i llygoden y dwr), amod (06)(Mesuriadau osgoad Madfall y Dwr), amod (07)(Asesiad Risg Bioddiogelwch) ac amod (08) (Mynediad/Diogelwch Llwybr Troed) o ganiatâd cynllunio FPL/2019/166 yn /	Ty Hen, Llanynghenedl, Holyhead	22/11/2019	Amod wedi'i Ryddhau yn Rhannol / Condition Partially Discharged 13/12/2019

		Application to discharge condition (03) (Method Statement for Management Planting Areas), condition (05) (Method Statement for Water Voles), condition (06) (Great crested Newt Avoidance Measures), condition (07) (Bio-Security Risk Assessment) and condition (08) (Public footpath Access/Safety detail) of planning application FPL/2019/166 at			
97	FPL/2019/231	Cais llawn ar gyfer codi stabl yn / Full application for the erection of a stable at	Ty Gwyn Barn, Llanynghenedl	16/08/2019	Caniatáu / Permit 11/10/2019
98	LUP/2019/5	Cais am Dystysgrif Datblygiad Cyfreithlon ar gyfer defnydd arfaethedig ar gyfer codi annedd ynghyd a chreu mynedfa newydd i gerbydau ar dir ger / Application for a Lawful Development Certificate for the proposed use for the erection of a dwelling together with the creation of a new vehicular access on land adjacent to	Tegfan, Llanynghenedl	16/01/2019	Caniatáu / Permit 26/03/2019
99	FPL/2019/132	Cais llawn ar gyfer codi annedd ar dir ger / Full application for the erection of a dwelling on land adjacent to	Tegfan, Llanynghenedl	31/05/2019	Tynnwyd yn ôl / Withdrawn
100	FPL/2019/201	Cais llawn ar gyfer codi annedd ar dir ger / Full application for the erection of an dwelling on land	Tegfan, Llanynghenedl	22/07/2019	Caniatáu / Permit 02/10/2019

		adjacent to			
101	FPL/2020/50	Cais Cynllunio Hybrid yn cynnwys cais llawn ar gyfer dymchwel y Garej/Storfa bresennol ynghyd â codi garej/storfa newydd ar gyfer Gwenfa a chaniatâd cynllunio amlinellol ar gyfer codi yn annedd ynghyd â manylion llawn mynedfa i gerbydau yn / Hybrid Planning Application incorporating full application for the demolition of the existing Garage/Store together with erection of new garage/store for Gwenfa and outline planning permission for erection of one dwelling together with full details of vehicular access at	Gwenfa, Llanfachraeth	23/04/2020	Tynnwyd yn ôl / Withdrawn
102	MAH/2019/14	Mân newidiadau i gynllun sydd wedi ei ganiatáu yn flaenorol o dan caniatâd cynllunio 27C111 er mwyn diwygio maint y garej yn / Minor amendments to scheme previously approved under planning permission 27C111 so as to amend the size of the garage at	Cartref, Llanfachraeth	05/09/2019	Caniatáu / Permit 12/09/2019
103	FPL/2019/278	Cais llawn ar gyfer dymchwel adeiladau ysgol presennol a codi 8 annedd ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the demolition of existing	Llanfachraeth Primary School, Caergybi / Holyhead	12/12/2019	Caniatáu / Permit 19/02/2020

		primary school buildings in addition to the erection of 8 dwellings together with the construction of a vehicular access on land at			
104	FPL/2020/56	Cais llawn ar gyfer codi annedd ynghyd a creu mynedfa i gerbydau ar dir yn / Full application for the erection of a dwelling together with the construction of a vehicular access on land at	Penrhos Newydd, Llanfachraeth	21/04/2020	Caniatáu / Permit 13/08/2020
105	DIS/2019/2	Cais i ryddhau amodau (06) (Manylion deunyddiau) (07) (Manylion cau ogwmpas y safle) (12) (Manylion goleuo) (13) (Manylion traenio) o ganiatâd cynllunio 27C54K yn / Application to discharge condition (06) (Material details) (07) (Enclosure details) (12) (Lighting details) (13) (Drainage details) of planning permission 27C54K at	Dronwy Caravan Park, Llanfachraeth	04/01/2019	Amod wedi ei Ryddhau / Condition Discharged 01/04/2019

106	VAR/2020/24	<p>Cais Adran 73 i amrywio amod (01) (Terfyn Amser) o gais  27C106E/FR/ECON  (Cais llawn i wella'r briffordd gyfredol (yr A5025) rhwng y gyffordd ar yr A5 i'r dwyrain o'r Fali i'r Gyffordd wrth y Ffordd Fynediad i'r Orsaf Bwer arfaethedig mewn wyth o leoliadau ar wahân ynghyd ag ailadeiladu a lledu'r pafin presennol a'r gorffennwaith ar yr arwynebedd mewn mannau, gweithredu compownd adeiladu dros dro gan gynnwys cyfleuster dros dro ar gyfer ailgylchu pafinau, creu dau bwl teneuo a mynedfa ar gyfer cynnal a chadw, creu llwybrau beicio a gwyro rhai eraill am gyfnod dros dro, creu cyfleusterau parcio eraill yn sgil colli cilfan ynghyd â gwaith cysylltiedig arall gan gynnwys draenio, trin ffiniau, plannu, gosod arwyddion newydd a marciau ar hyd yr er mwyn ymestyn cyfnod gweithredu'r datblygiad am dair blynedd arall (hyd at 13 Gorffennaf 2023) ar hyd yr / Section 73 application to vary condition (01) of application  27C106E/FR/ECON  (Full application for improvements to the existing highway (A5025) between A5</p>	A5025 Between A5 East of Valley Junction to Wylfa Power Station	28/04/2020	Caniatáu / Permit 07/08/2020
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		<p>Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years (up to 13th July 2023) along the</p>			
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107	SCR/2023/15	<p>Barn sgrinio i amrywio amod (01) o gais VAR/2020/24 (cais o dan Adran 73 i amrywio amod (01) o gais 27C106E/FR/ECON (Cais llawn i wneud gwelliannau i'r briffordd (A5025) rhwng yr A5 i'r Dwyrain o Gyffordd y Fali i Gyffordd y Lôn Fynediad arfaethedig i'r Orsaf Bŵer mewn wyth lleoliad ar wahân ynghyd ag ailadeiladu'r palmant a'i ledu mewn mannau, ynghyd â thriniaeth wyneb, adeiladu compownd dros dro gan gynnwys cyfleuster ailgylchu palmant dros dro, creu dau bwl gwanhau a mynedfa ar gyfer cynnal a chadw, creu llwybrau beicio/gwyo llwybrau beicio dros dro, creu cyfleusterau amgen i liniaru effaith colli cilfan ynghyd â gwaith cysylltiedig arall gan gynnwys draenio, triniaethau i'r terfynau, gwaith plannu, arwyddion newydd a marciau ffordd) er mwyn ymestyn cyfnod gweithredu'r datblygiad am dair blynedd arall (hyd at 13 Gorffennaf 2023) ar hyd y / Screening opinion to vary condition (01) of application VAR/2020/24 (Section 73 application to vary condition (01) of</p>	A5025 Between A5 Eat of Valley Junction to Wylfa Power Station	08/03/2023	Dim Angen AEA / EIA Not Required 29/03/2023
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		<p>application  27C106E/FR/ECON  (Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to ex</p>			
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108	VAR/2023/41	<p>Section 73 application to vary condition (01) of application VAR/2020/24 (Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years along the</p>	A5025 Between A5 East of Valley Junction to Wylfa Power Station	06/07/2023	Caniatáu / Permit 06/11/2023
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109	SCR/2026/19	<p>Screening opinion to vary condition (01) of application VAR/2023/41 (Section 73 application to vary condition (01) of application VAR/2020/24 (Full application for improvements to the existing highway (A5025) between A5 East of Valley Junction to the proposed Power Station Access Road Junction at eight separate locations together with reconstruction and localised widening of existing pavement and surface dressing, temporary construction compound including temporary pavement recycling facility, creation of 2 attenuation ponds and maintenance access, creation/temporary diversion of cycle routes, creation of alternative parking facilities to mitigate loss of lay by together with other associated works including drainage, boundary treatments, planting, new signage and road markings) so as to extend the implementation period of the development by a further three years )) along the A5025</p>	A5025 Between A5 East of Valley Junction to Wylfa Power Station	09/04/2025	Dim Angen AEA / EIA Not Required 27/04/2026
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Application Reference: HHP/2026/72

Applicant: Bobby & Betty Williams

Description: Full application for alterations and extensions at

Site Address: Ardraeth, Lon Traeth Llydan, Rhosneigr



**Report of Head of Regulation and Economic Development Service (Cara Morris Thomas)**

**Recommendation:** Refused

**Reason for Reporting to Committee**

The application has been called in to the planning and orders committee by local councillor Neville Evans.

**Proposal and Site**

The property is a detached three-storey dwelling located along Traeth Llydan Road within the development boundary of Rhosneigr as defined by the Joint Local Development Plan.

The proposal consists of the erection of a two storey extension to provide a separate stair access to the second floor annex.

## Key Issues

The applications' main issues are:

- i. Site and design
- ii. Impact on adjacent neighbouring properties
- iii. Ecology and Green Infrastructure

## Policies

### Joint Local Development Plan

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy AMG 5: Local Biodiversity Conservation

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

### Planning Policy Wales (Edition 12, February 2024)

### Technical Advice Note 12: Design (2016)

### Response to Consultation and Publicity

<b>Cynghorydd Neville Evans:</b> Councillor Neville Evans requested the application be called into the planning committee.
<b>Cyngor Cymuned Llanfaelog Community Council:</b> No observations received to date.
<b>Dwr Cymru/Welsh Water:</b> Advisory note provided.
<b>Priffyrdd dros dro:</b> Advisory note provided.
<b>Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor:</b> Requested Biodiversity enhancement to be shown on plans and an informal Construction Environmental Management Plan.
<b>Cynghorydd Douglas Massie Fowlie:</b> No observations received to date.

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 18/05/2026. At the time of writing this report, no letter of representation had been received at the department.

## Relevant Planning History

Extensive site history can be found on site.

## **Main Planning Considerations**

### **Site and Design**

Policy PCYFF 3 states that all proposals will be expected to demonstrate high quality design which fully takes into account its natural, historic and built environmental context. Proposals should complement and enhance the character and appearance of the site in terms of siting, appearance, scale, height, massing, and elevation treatment. Furthermore, proposals are expected to respect the context of the site and its place within the local landscape, utilising materials appropriate to its surroundings.

The application seeks planning permission for the erection of a first floor extension above the existing single storey shed attached to the dwelling. The proposed extension would measure approximately 2.35m to 4.21m in width and 4.6m in length, with an eaves height of 5.26m and an overall ridge height of 5.67m. The extension would be positioned only 0.29m from the boundary. In addition, a covered entrance structure is proposed to the rear of the shed, measuring 4.26m in length, 1.44m in width and 2.87m in height. Associated alterations include the insertion of an additional window within the east elevation of the existing dwelling, together with two windows and an entrance door serving the proposed extension. The submitted plans indicate that materials would match those of the existing dwelling.

The local planning authority raises significant concern regarding the scale of the development. When viewed in conjunction with the existing ground floor shed where the extension is proposed to be erected above, the overall built form would reach approximately 8.17m in height. Given its narrow separation distance of only 0.29m from the boundary, the development would appear as a prominent and visually dominant addition that would project significantly above the existing built form. The proposed extension would be positioned only 0.29m from the boundary, resulting in a built form that would appear unduly prominent and visually intrusive when viewed from adjoining properties and the surrounding locality. The close proximity of the extension to the boundary would create a strong sense of enclosure and result in a development that appears cramped within its plot. The proposal would introduce a dominant feature along the site boundary that would create an overly assertive form of development that would be apparent within the street scene and surrounding locality.

Furthermore, the proposal fails to adequately respect the context of the site as required by Policy PCYFF 3. The siting, height and massing of the extension in such close proximity to the boundary would result in a visually intrusive and overbearing form of development that fails to respond appropriately to its context. The development would appear as an intrusive element within the streetscape and would fail to achieve the high quality design expected by the policy. Consequently, the proposal is considered contrary to Policy PCYFF 3 of the Joint Local Development Plan. For the reasons outlined above, the proposal is considered unacceptable and the application is recommended for refusal.

### **Impact on adjacent neighbouring 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 proposed extension would be positioned approximately 0.29m from the shared boundary with Bryn Hyfryd and would introduce a substantial two storey addition above the existing outbuilding. Whilst it is acknowledged that Bryn Hyfryd is located approximately 6.28m from the proposed extension and that an existing garage is situated between the properties, it is not considered that these factors sufficiently

mitigate the impact arising from the scale, height and siting of the development. The proposal would result in a significant increase in the height and massing of built development immediately adjacent to the site boundary, creating a prominent and imposing structure when viewed from Bryn Hyfryd. Due to its elevated position above the existing outbuilding and its close relationship with the boundary, the extension would create an overbearing feature and would appear dominant within the outlook from the neighbouring property. The development would therefore have an overbearing presence that would adversely affect the residential amenities currently enjoyed by the occupiers of Bryn Hyfryd. As such, the proposal would result in an unacceptable level of dominance and enclosure to the detriment of neighbouring residential amenity.

In relation to neighbouring properties to the rear, the proposed windows would be positioned approximately 7.6m from the rear boundary, which accords with the guidance of 7.5m contained within the Supplementary Planning Guidance relating to secondary windows and boundary separation distances. Consequently, unacceptable overlooking or loss of privacy is not considered to arise in this instance. Similarly, impacts upon properties to the east would be limited due to the screening by the existing dwelling.

Notwithstanding these matters, the adverse impact upon the amenities of Bryn Hyfryd arising from the overbearing, dominant and oppressive nature of the extension is considered unacceptable. The proposal therefore fails to safeguard neighbouring residential amenity and is contrary to the requirements of Policy PCYFF 2 of the Joint Local Development Plan.

### **Ecology and Green Infrastructure.**

The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a stepwise 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 that would result in less harm, no harm or benefit have been fully considered.

Ecological enhancements have been incorporated following the ecologist's recommendation of three swift boxes installed one on the west elevation and two under the eaves on the rear extension. A Green Infrastructure Statement has also been submitted as part of the application, which outlines the proposed mitigation and enhancement measures to support biodiversity within the site.

Given the site's location and proximity to designated ecological sites, the Council's Ecological Adviser requested the submission of a Construction Environmental Management Plan (CEMP). A CEMP has subsequently been provided and sets out appropriate measures to safeguard ecological interests during the construction phase, including pollution prevention measures, site management procedures and controls on construction activities.

The proposal is therefore considered to be in compliance with policy AMG5, the Environment Wales Act and the latest changes to Chapter 6 of PPW.

### **Conclusion**

Having carefully considered the proposal against the relevant policies of the Joint Local Development Plan, it is concluded that the proposed extension would result in an excessively large and visually dominant addition to the existing dwelling. By reason of its scale, height, massing and siting in close proximity to the site boundary, the development would represent an incongruous form of development that would detract from the character and appearance of both the property and the surrounding area where development fails to satisfy the design requirements of Policy PCYFF 3. The proposal has also been assessed to give rise of an unacceptable impact upon the residential amenities of neighbouring

occupiers, and is therefore is not considered to comply with Policy PCYFF 2. The proposal does not adequately respect the scale, built or local context of the site and would result in a prominent and overbearing built form that would neither complement nor enhance its surroundings. In addition, the excessive height, massing and proximity of the development would materially harm neighbouring residential amenities through increased overshadowing and an overall sense of enclosure.

For these reasons, the proposal is considered contrary to Policies PCYFF 2 and PCYFF 3 of the Joint Local Development Plan and the application is therefore recommended for refusal.

### **Recommendation**

That the application is refused for the following reason:

**(01) The Local Planning Authority consider that the proposed extension by virtue of its design, appearance, scale and size will have a detrimental impact of the amenities of neighbouring properties and would not complement and enhance the character and appearance of the area, contrary to the provisions of policies PCYFF 2 and PCYFF 3 of the Anglesey and Gwynedd Joint Local Development Plan, the Supplementary Planning Guidance: Design Guide For The Urban & Rural Environment (2008) and Planning Policy Wales (12th edition).**