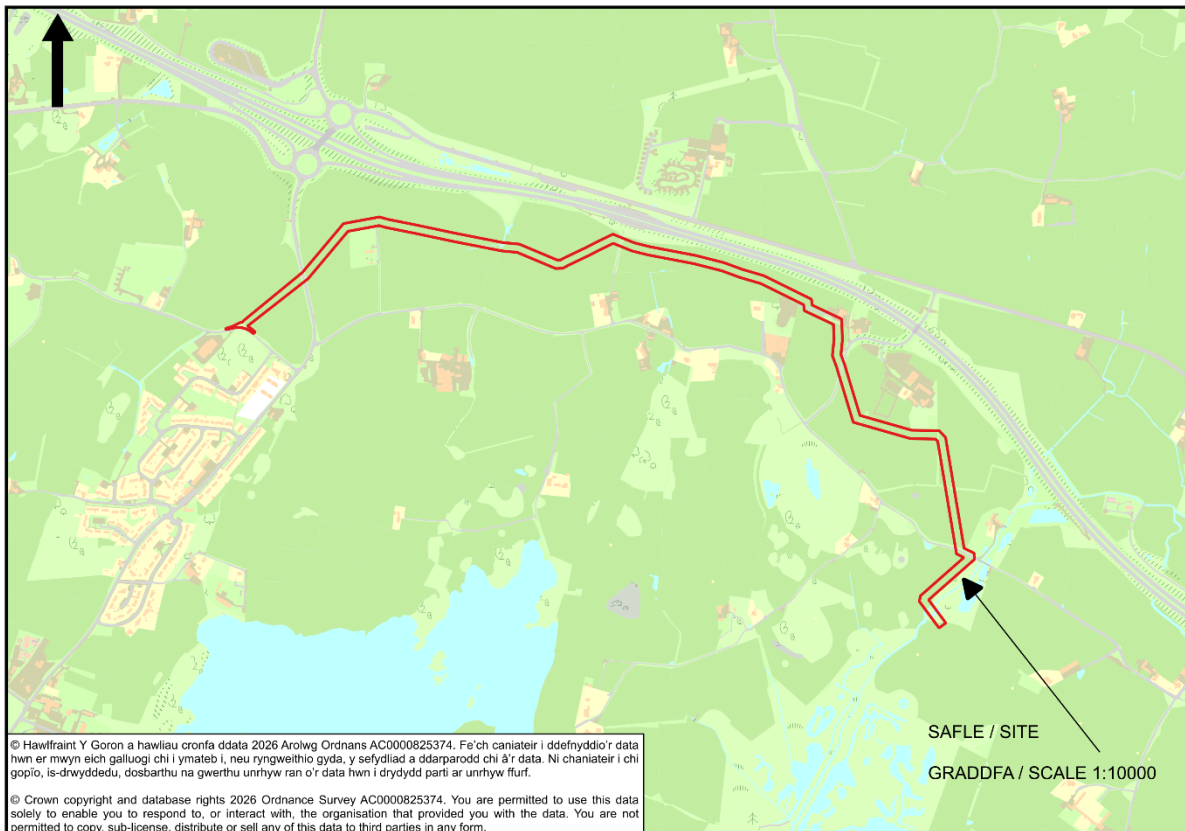


Application Reference: FPL/2025/291

Applicant: Jane Papenfus

Description: Full application for the laying of underground cables associated with Parc Solar Traffwll on land at

Site Address: Llanfihangel yn Nhowyn.



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

Recommendation:

Permitted with Conditions

Reason for Reporting to Committee

The application has been referred to the Planning and Orders Committee by Councillor Neville Evans

Proposal and Site

The proposed development is for the installation of approximately 2.5 km long underground electrical cable. The cable will be placed within a trench measured between 400mm and 700mm wide and approximately 1 meter in depth.

Ducting will be installed within the trench through which the cable will be pulled. Where the cable route is proposed to run beneath highways such as Minffordd Road, features of habitat value such as water courses, the duct will be installed via Horizontal Directional Drilling (HDD) rather than an open cut trench. The trench will be backfilled with the same material removed during digging and reseeded with grass (in areas previously grassed) or re-surfaced with tarmac where located in the public highway.

The proposed development is associated with the 30-40MW Parc Traffwll solar farm approved in 2023 by the Welsh Minister under the Development National Significance (DNS) regime.

The proposed cable route runs from the northern outskirts of Llanfangel yn Nhowyn east towards the southern edge of Bryngwran. The fields which the route runs directly south of the A55.

The Afon Crigyll is located at the eastern end of the off-road cable route. The cable route will also cross three sections of highway including Minffordd Road, 'Lon Cymunod' and 'Lon Pont Cymunod'.

The application is accompanied by an Environmental Statement Addendum and supporting technical assessments which provide environmental information in support of the proposal. These documents were submitted following the Council's Screening Opinion that the proposal constituted EIA development. Subsequently, the Welsh Ministers issued a Screening Direction on 13 August 2026 confirming that the development is not EIA development under the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017. The submitted environmental information has nevertheless been taken into account as a material consideration in the assessment of the application.

The submission is also supported by a Design and Access Statement, Flood Consequences Assessment (FCA), Ecological Assessment Review, and Ecological Assessment.

The proposed construction compound is not included within the red-line application site and does not form part of the development for which permission is currently sought.

Key Issues

The key issues associated with the application are listed as follows:

- Whether or not the proposal complies with local and national policies;
- Whether or not the proposed development is acceptable within the application site;
- Whether or not the proposal will have a detrimental impact upon the neighbouring properties;
- Whether or not the development will have a detrimental impact upon archaeology;
- Whether or not the development will have a detrimental impact upon ecology, protected species and designated sites together with securing biodiversity enhancements and;
- Whether or not the proposed development is acceptable in terms of highway safety and whether it will have a detrimental impact upon the existing highway network.

Policies

Ynys Môn and Gwynedd Joint Local Development Plan

ADN 2: PV Solar Energy

AMG 3: Protecting and Enhancing Features and Qualities that are Distractive to the Local Landscape Character

AMG 5: Local Biodiversity Conservation

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

AT 4: Protection of Non-Designated Archaeological Sites and their Setting

PS 1: Welsh language and culture

PS 4: Sustainable transport, development and accessibility

PS 5: Sustainable Development

PS 6: Alleviating and Adapting to the Effects of Climate Change

PS 7: Renewable Energy Technology
 PS 13: Providing opportunity for a flourishing economy
 PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 PS 20: Preserving and Where Appropriate Enhancing Heritage Assets
 ISA 1: Infrastructure Provision
 TRA 2: Parking Standards
 TRA 4: Managing Transport Impacts
 PCYFF 1: Development Boundaries
 PCYFF 2: Development criteria
 PCYFF 3: Design and place shaping
 PCYFF 4: Design and Landscaping
 PCYFF 5: Carbon Management
 PCYFF 6: Water Conservation

Supplementary Planning Guidance (SPG) Maintaining and Creating Distinctive and Sustainable Communities

National Policy:

Future Wales: the national plan 2040 (2021)
 Building Better Places: The Planning System Delivering Resilient and Brighter Futures
 Planning Policy Wales (2024), Edition 12
 Technical Advice Note 5: Nature Conservation and Planning
 Technical Advice Note 11: Noise (1997)
 Technical Advice Note 12: Design (2016)
 Technical Advice Note 15: Development, Flooding and Coastal Erosion (2021)
 Technical Advice Note 18: Transport (2007)
 Technical Advice Note 20: Welsh Language
 Technical Advice Note 23: Economic Development (2014)
 Technical Advice Note 24: The Historic Environment (2017)

Response to Consultation and Publicity

Consultee Responses
Cynghorydd Gwilym O Jones: No Response
Cynghorydd Douglas Massie Fowlie: No Response
Cynghorydd Neville Evans: Application Called into the Planning and Orders Committee for determination. Concerns raised with respect to archology and ecology.
RSPB Cymru / Wales: No Response
Polisi Cynllunio / Planning Policy: No Response
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: No objection is raised to the proposal, subject to appropriate planning conditions. The Ecological and Environmental Advisor is satisfied that, with the implementation of ecological mitigation measures, including controls on the timing of works, ecological supervision during construction, a Construction Environmental Management Plan (CEMP), habitat reinstatement and biodiversity enhancement measures, the development would not result in significant adverse impacts on protected species, habitats or ecological networks.
Draenio / Drainage: No Response

Iechyd yr Amgylchedd / Environmental Health: No objection is raised to the proposal, subject to the implementation of standard construction controls. Restrictions on construction working hours in order to safeguard the amenity of nearby residents are recommended.
Cyfoeth Naturiol Cymru: No objection raised subject to conditions, including mitigation for great crested newts. Subject to standard mitigation and pollution controls, NRW is satisfied there would be no adverse effects on designated sites or flood risk, with impacts considered temporary and acceptable.
GCAG / GAPS: No objection raised subject to a condition requiring a Written Scheme of Investigation and archaeological mitigation, including targeted trial trenching where necessary.
Prifffyrdd: The proposal would not adversely affect highway safety or the operation of the network, with a Construction Traffic Management Plan (CTMP) required to manage construction impacts.
Cyngor Cymuned Llanfair yn Neubwll Community Council: No Response
Cyngor Cymuned Bodedern Community Council: No Response
Cyngor Cymuned Bryngwran Community Council: The Community Council has agreed to object to the proposal on the grounds that the proposed cable route passes through areas of known or potential archaeological interest, and that insufficient archaeological assessment has been undertaken to demonstrate that buried heritage assets would not be adversely affected. Concerns are also raised regarding the potential ecological impacts of the development, including disturbance to habitats used by wildlife and protected species. They consider that excavation and groundworks could damage root systems, disrupt ecological corridors and fragment habitats, resulting in adverse effects on biodiversity and species movement.
Llywodraeth Cymru (Prifffyrdd/Highways): No objection raised subject to a condition requiring a Construction Traffic Management Plan (CTMP) to ensure highway safety during the construction phase.
Dwr Cymru/Welsh Water: No objection raised subject to conditions. They advise that existing infrastructure must be protected, no surface water should connect to the public sewer, and any necessary approvals (e.g. connections or consents) must be obtained.

Publicity:

In accordance with the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, the application was publicised on two separate occasions. Following receipt of the ES Addendum, further publicity was undertaken, including notification letters issued to neighbouring properties and the display of site notices in the vicinity of the application site. An advert was also placed in the local press. The most recent consultation period expired on 17/06/2026.

At the time of writing this report, a total of 4 representations had been received in response to both rounds of publicity. A summary of the comments is provided below:

- The proposed cable route crosses a number of existing water mains serving nearby properties, which are not identified within the application documents. Concerns were raised regarding potential damage during construction works and the need for appropriate safeguards and repair arrangements.
- Concerns that insufficient consideration has been given to the archaeological potential of the site, particularly given previous archaeological discoveries in the wider A55 corridor.
- Concerns regarding ecological impacts, including potential effects on breeding birds and the adequacy of surveys undertaken in relation to birds and amphibians.
- Objection to the amended cable route, with concerns raised that it differs from the route considered as part of the original consent.
- Concerns regarding the proposed highway crossing works and the potential disruption to access, vehicle movements and business operations during normal operating hours.

Relevant Planning History

DNS/3217391 - Development of National Significance (DNS) to the Welsh Ministers for Proposed ground mounted photo voltaic solar farm, together with associated equipment, infrastructure, grid connection and ancillary works at Land to the West and South – East of Llanfihangel yn Nhowyn and to the South and South – East of Bryngwran – Approved 17/03/2023

SCR/2026/15 – Screening application for the laying of underground cables associated with Parc Solar Traffwll at Land to the West and South – East of Llanfihangel yn Nhowyn and to the South and South – East of Bryngwran – EIA Required 10/04/2026

Qa24313039 – Welsh Government screening direction for the installation of an underground high voltage (33 kv) electrical cable and associated works required to facilitate Parc Solar Traffwll – EIA Not Required 13/08/2026

Main Planning Considerations

The purpose of the application is to seek planning permission for an alternative section of underground electrical cable to connect the approved Parc Solar Traffwll development to the Caergeiliog Substation.

The solar farm itself was approved by the Welsh Government in March 2023 (DNS/3217391) and included consent for a cable route installed largely within the public highway. This application proposes a revised off-road cable route across agricultural land, made possible by the applicant securing additional land rights.

The revised route is intended to reduce the length of cabling within the adopted highway, minimise disruption to local roads and highway users, and deliver the same grid connection function with reduced construction impacts.

The development is therefore a facilitating infrastructure proposal, necessary to enable the operation of an already approved renewable energy scheme, while offering a more efficient and less disruptive means of delivering the grid connection.

Energy Island Programme

The Council's Energy Island Programme (EIP), which has been in place for over a decade, aims to ensure that the Island can be an exemplar in the transition to a prosperous and resilient low carbon economy, providing high quality jobs, education and supply chain opportunities, whilst protecting and enhancing the natural environment and enabling the Welsh Language and culture to thrive in vibrant communities.

It is considered that the proposed development would align with the vision of the EIP and would assist in contributing to the UK and Wales net zero targets.

Principle of Development:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is therefore the starting point for consideration of the application.

Under section 38(4) of the Planning and Compulsory Purchase Act 2004 the Development Plan in Wales comprises:

- The National Development Framework for Wales – Future Wales: the National Plan 2040;
- The Local Development Plan for that area – the Anglesey and Gwynedd Joint Local Development Plan.

Planning Policy Wales (PPW) Edition 12 (2024) is not part of the development plan, but as the principle statement of national planning policy it has substantial weight in the planning process.

National Policy:

Future Wales:

Future Wales sets the direction of development to 2040 and is the country's highest tier of development plan, setting out strategic policies at a national scale. Its publication follows the Welsh Government's declaration of a climate emergency in April 2019, and tackling climate change is a central theme running throughout the document.

The document explains that *'development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate – residence, developing strong ecosystems and improving the health and wellbeing of our communities'*.

Future Wales states acknowledges that *'Wales is abundant in opportunities to generate renewable energy and the Welsh Government is committed to maximising this potential. Creating renewable energy is a key part of our commitment to decarbonisation and tackling the climate emergency.'*

The document sets out 11 'outcomes' which are described as *'overarching ambitions based on the national planning principles and national sustainable placemaking outcomes'*. Number 11 of these outcomes is centred on decarbonisation and climate resilience, stating that *'the challenges of the climate emergency demand urgent action on carbon emissions and the planning system must help Wales lead the way in promoting and delivering a competitive, sustainable decarbonised society'*.

Policy 17 states that *'the Welsh Government strongly supports the principle of development renewable and low carbon energy from all technologies and at all scales to meet our future energy needs. In determining planning applications for renewables and low carbon energy development, decision – makers must give significant weight to the need to meet Wales international commitments and our target to generate 70% of consumed electricity by renewable means by 2030 in order to combat the climate emergency'. The policy goes on to state that 'proposals should describe the net benefits the scheme will bring in terms of social, economic, environmental and cultural improvements to local communities'*.

Planning Policy Wales:

The principle strategic policy document for development in Wales is Planning Policy Wales: Edition 12 (2024) (PPW), together with a number of Technical Advice Notes (TAN). In addition, the Welsh Government published 'Future Wales – the National Plan 2040' (Future Wales) in February 2021 which now forms part of the statutory development plan for Wales and seeks to guide decision making at a regional and local level.

PPW sets out the specific planning policies for achieving sustainable development across Wales. Figure 4 sets out the key planning principles of this national policy, stating that *"The planning system has a vital role to play in making development resilient to climate change, decarbonising society and developing a circular economy for the benefit of both the built and natural environments and to contribute to the achievement of the well-being goals."*

PPW chapter 5 outlines the importance of the planning system to deliver these targets; paragraph 5.7.15 states: *"The planning system has an active role to help ensure the delivery of these targets, in terms of new renewable energy generating capacity and the promotion of energy efficiency measures in buildings."*

Paragraph 5.6.13 relates to Rural Business Diversification and states that *"Diversification can also include renewable energy proposals such as anaerobic digestion facilities or solar and wind installations, which"*

will help to increase the viability of rural enterprises by reducing their operating costs. These schemes should be supported where there is no detrimental impact on the environment and local amenity”.

Paragraph 5.7.10 states that *“Planning authorities should plan positively for grid infrastructure. Development plans should facilitate the grid infrastructure required to support the renewable and low carbon energy potential for the area, particularly areas identified for such development. Planning authorities should support appropriate grid developments, whether or not the developments to be connected are located within their authority.”*

Paragraph 5.9.1 demonstrates PPW’s support for renewable energy, stating that: *“Local authorities should facilitate all forms of renewable and low carbon energy development and should seek cross-department co-operation to achieve this. In doing so, planning authorities should seek to ensure their area’s full potential for renewable and low carbon energy generation is maximised and renewable energy targets are achieved”.*

Paragraph 5.9.7 of PPW states that *“The local balance of the energy network will be a crucial consideration in this regard, and planning authorities should consider the best places for local renewable energy generation to help improve the resilience of the grid in the future.”*

Paragraph 5.9.19, chapter 5 of PPW states that: *“In determining applications for the range of renewable and low carbon energy technologies, planning authorities should take into account:*

- the contribution a proposal will make to meeting identified Welsh, UK and European targets;*
- the contribution to cutting greenhouse gas emissions; and*
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development.*

Paragraph 5.9.20 states: Planning authorities should also identify and require suitable ways to avoid, mitigate or compensate adverse impacts of renewable and low carbon energy development. The construction, operation, decommissioning, remediation and aftercare of proposals should take into account:

- the need to minimise impacts on local communities, such as from noise and air pollution, to safeguard quality of life for existing and future generations;*
- the impact on the natural and historic environment;*
- cumulative impact;*
- the capacity of, and effects on the transportation network;*
- grid connection issues where renewable (electricity) energy developments are proposed; and*
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so, consider whether measures to adapt to climate change impacts give rise to additional impacts.*

Paragraph 5.9.21 states that *“Prior to an application being submitted, developers for renewable and low carbon energy developments should, wherever possible, consider how to avoid, or otherwise minimise, adverse impacts through careful consideration of location, scale, design and other measures.”*

Paragraph 5.9.25 states that *“the social, environmental and economic (including job creation) benefits associated with any development should be fully factored into, and given weight in the decision making process. However, planning decisions must be based on an assessment of the impacts of the proposed development, irrespective of who the applicant is.”*

Furthermore, paragraph 5.9.26 explains that *“Experience has shown that there are significant opportunities to achieve local benefits through renewable energy developments. Some benefits can be justified as mitigation of development impacts through the planning process. In addition, developers may offer benefits not directly related to the planning process. Local authorities, where practical, should facilitate and encourage such proposals.”*

Joint Local Development Plan (JLDP):

Strategic Policy PS7 (Renewable Energy Technology) of the JLDP is of most relevance to the proposed development which seeks to ensure that the Plan area wherever feasible and viable realises its potential to provide renewable and low carbon energy technologies. The policy states that the Council will promote renewable energy technologies within development proposals which support energy generation from a variety of sources including solar.

This will be achieved by:

- 3. Ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS 19 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, and visual impact;*
- 4. Ensuring that installations in accordance with PS 19 do not individually or cumulatively compromise the objectives of international, national and local nature conservation designations;*
- 5. Supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, or amenity of residential or holiday accommodation, either individually or cumulatively.*

To lessen the visual impact of new overhead lines associated with such installations, especially in sensitive locations, the lines should be placed underground unless this causes significant harm to other acknowledged interests or the viability of the scheme, which cannot be negated or mitigated.

Policy ADN 3 (Other Renewable Energy and Low Carbon Technologies) of the JLDP is also relevant. The policy states that proposals for renewable and low carbon energy technologies, other than wind or solar, which contribute a low carbon future will be permitted, provided that the proposal conforms to the following criteria:

- 1. All impacts on landscape character, heritage assets and natural resources have been adequately mitigated, ensuring that the special qualities of all locally, nationally and internationally important landscape, biodiversity and heritage designations, including, where appropriate, their settings are conserved or enhanced;*
- 2. That the proposal does not have a significant unacceptable effect on visual amenities;*
- 3. That the proposal is mitigated to ensure that there aren't any significant unacceptable effects on sensitive uses located nearby;*
- 4. Where appropriate, that the proposal does not have a significant unacceptable effect on the quality and supply of water;*
- 5. Where appropriate, existing buildings or previously developed land is used;*
- 6. That the development does not have cumulative unacceptable effect with any prominent features in the landscape or townscape;*
- 7. Where required, the equipment and associated infrastructure are removed from the site in accordance with a restoration and aftercare scheme submitted to and agreed by the Local Planning Authority.*

Both policies and PS7 and ADN 3 have specific criteria in which proposed developments must meet. The proposed development meets the core principle of the policies, however the detail must be considered in line with the criteria. Each relevant consideration relating to the application will be reviewed as part of this report.

Environmental Impact Assessment (EIA) Screening Opinion:

In April 2026 the Local Planning Authority adopted a Screening Opinion under reference SCR/2026/15 which concluded that the development should be assessed as EIA development and that environmental information should be submitted in relation to the proposed route alteration.

Subsequently, the applicant requested a Screening Direction from the Welsh Ministers under Regulation 6(8) of the Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

By letter dated 13 August 2026, the Welsh Ministers concluded that whilst the proposal constitutes Schedule 2 development, it is not likely to have significant effects on the environment by virtue of its nature, size or location and therefore is not EIA development within the meaning of the 2017 Regulations.

In reaching this conclusion, the Welsh Ministers considered consultation responses from Natural Resources Wales and Cadw together with the Schedule 3 screening criteria and concluded that the proposal is not located within a particularly environmentally sensitive or vulnerable location and is not likely to give rise to unusually complex or potentially hazardous environmental effects.

Whilst the proposal is no longer required to be accompanied by an Environmental Statement, the Environmental Statement Addendum and technical information submitted with the application remain material considerations and have been taken into account in the assessment of the planning application.

Transport and Highways:

The proposed cable route will be connected to the public highway at the western side of the application site from 'Lon Bach' which connects Llanfhangell yn Nhowyn and Caergeiliog and is connected at to the public highways at the eastern side at 'Lon Hebron' which leads to Bryngwran.

The cable route will cross three sections of highway including 'Minffordd Road, 'Lon Cymunod' and 'Lon Pont Cymunod'.

The majority of the works will be undertaken on private land. It is predicted that the proposed development will require minimum vehicular movements (in comparison to the approved DNS approved scheme). These will include single flat-bed van to transport necessary equipment and personnel to and from the site.

Where the laying of the cable would connect or cross the public highway, provisions of Section 50 of the New Roads and Street Works Act 1991 is applied. This requires a separate license to be sought from the Local Highway Authority prior to works commencing. The license will ensure that the work is carried out in a safe manner that is not unduly disruptive to traffic using the carriageway in which the cable will be installed.

The Environmental Statement Addendum concludes that the amended off-road underground cable route would result in no new or materially worse highway or traffic impacts. Construction-phase vehicle movements would be temporary, short-term and limited, associated only with the delivery of materials, plant and workforce. No operational traffic effects would arise once the cable is installed. At sensitive locations, including Minffordd Road and the A55 junction, the cable would be installed using horizontal directional drilling (HDD), avoiding open-cut works, road closures or significant disruption to the public highway. Elsewhere, all works interfacing with the highway would be undertaken in accordance with the requirements of the Local Highway Authority and relevant street works legislation. Overall, the Addendum confirms that the proposals would not adversely affect highway safety or the operation of the local highway network, and the conclusions of the original Environmental Statement remain valid.

As part of the consultation process, the Local Highways Authority and Welsh Government Highways have requested that a Construction Traffic Management Plan (CTMP) is submitted to ensure that highway safety is safeguarded during construction works being carried out. This requirement will be secured by condition.

The approved DNS application includes temporary lay-down areas and a construction compound to facilitate the construction of the solar farm and associated cable route. These facilities are intended to provide storage for materials and equipment, parking for construction personnel, contractor welfare and site management facilities, together with the distribution and handling of construction materials.

The Local Highway Authority is satisfied that the approved lay-down areas and construction compound are capable of accommodating and facilitating the construction of the cable route proposed under the current application.

Having regard to the submitted information, it is considered that the proposed development would not give rise to an unacceptable impact on the safe and efficient operation of the highway network, public transport infrastructure, or other transport and movement networks. The proposal is therefore considered to accord with the objectives and requirements of Policies PS4 and TRA4 of the adopted Joint Local Development Plan.

Landscape and Visual Impacts:

The application site and surrounding area is characterised by a predominantly rural and tranquil landscape. Although the A55 trunk road runs north to the proposed cable route, the site is accessible from narrow lanes linking nearby settlements and farms, which are largely enclosed by mature hedgerows. The land is generally low-lying, with a gently undulating topography and the presence of several water bodies. From a number of locations, there are expansive views across the surrounding countryside towards the coastline. Land use in the area is primarily agricultural, mainly grazing, interspersed with areas of scrub, dunes and wetlands.

The application site is not located within any statutory or local landscape designation. It lies outside the Ynys Môn Special Landscape (Anglesey Area of Outstanding Natural Beauty) (AONB) and outside Special Landscape Areas (SLAs).

The proposed off-road underground cable route has been designed to minimise effects on landscape character and visual amenity. The cable would be installed wholly below ground and, following full reinstatement, would result in no permanent or operational landscape or visual impacts. Any construction-phase effects would be temporary, localised and short-term, limited to trenching activity, construction plant and associated works.

The route makes use of existing field boundaries, hedge gaps and gateways wherever possible, with horizontal directional drilling (HDD) proposed at environmentally sensitive locations, including watercourses, to avoid landscape disturbance. Limited temporary hedgerow openings (typically short sections of approximately 2–3 metres) may be required; these hedgerows are not classified as “important” under the Hedgerow Regulations 1997 and would be fully reinstated on completion, resulting in impacts that are reversible and acceptable.

The Environmental Statement Addendum confirms that the amended cable route would result in no new or materially worse landscape or visual impacts compared with those assessed in the original Environmental Statement. Overall, the proposal would leave no lasting change to the appearance or character of the landscape, and the conclusions of the original Environmental Statement in respect of landscape and visual impact remain valid.

The Council’s specialist landscape advisory has assessed the application and acknowledge that there will be no permanent visual impacts once the cable has been installed wholly below ground.

The hedgerow which will be removed are not classified as “important” under the Hedgerow Regulations 1997 and any impacts are identified as short-term, temporary and reversible. However, the application does not currently include details of landscape and habitat reinstatement. It is therefore recommended that a pre-commencement planning condition be imposed requiring the submission and approval of a detailed landscape and habitat reinstatement scheme, covering all areas disturbed by the works (including trenches, construction compounds and laydown areas), together with a five-year establishment and maintenance plan. This would ensure satisfactory reinstatement and long-term landscape integration of the site.

On this basis, the proposed development is considered acceptable in landscape and visual terms, subject to the imposition of appropriate planning condition, and is considered to be in general conformity with Policies PCYFF4, AMG 3 and PS 7 of the adopted Joint Local Development Plan.

Heritage and Archaeology:

The proposed development has been assessed in relation to cultural heritage interests, including designated and non-designated heritage assets. The application site contains no listed buildings or scheduled monuments, and there are no designated heritage assets within the cable route. Owing to the underground nature of the cabling and the limited extent of works, no direct impacts on heritage assets are anticipated.

The Environmental Statement Addendum confirms that the amended off-road underground cable route would result in no new or materially worse effects on heritage assets compared with those assessed in the original Environmental Statement. Works are largely confined to agricultural land and would involve limited, temporary ground disturbance, including trenching and horizontal directional drilling at sensitive locations.

Any potential effects during construction would be temporary, localised and reversible, with no permanent alteration to historic features, archaeological remains or their settings, and appropriate reinstatement would follow completion. The Addendum concludes that the findings of the original heritage assessment remain valid. Overall, the proposal is considered acceptable in heritage terms and would preserve the significance of heritage assets and their settings in accordance with relevant planning policy.

The proposed off-road underground cable route has been assessed in archaeological terms and is not expected to give rise to any significant impacts. There are no known scheduled monuments or recorded archaeological remains within the application site or cable route that would be directly affected by the works, and the settings of nearby archaeological assets would be preserved.

The cable would be installed within a narrow, linear trench, with horizontal directional drilling (HDD) used beneath sensitive features to minimise ground disturbance. Any potential archaeological effects would be temporary, localised and reversible, with full reinstatement following completion and no change to the historic character of the area.

The Environmental Statement Addendum confirms that the amended route would result in no new or materially different archaeological impacts compared with those assessed previously, and that the conclusions of the original archaeological assessment remain valid. Subject to a standard precautionary condition or informative requiring the reporting of any unexpected archaeological discoveries during construction, the proposal is considered acceptable in archaeological terms.

Heneb – The Trust for Welsh Archaeology has been consulted upon the application and is of the view that most of the cable route, archaeological impacts are expected to be limited, and archaeological monitoring and recording during topsoil stripping and trench excavation is considered a practical and proportionate form of mitigation.

However, a more sensitive section of the route is identified at Caer Elen Farm, where historic mapping records a possible Roman camp and associated features, although no surface remains are now visible due to later disturbance. The cable route may cross the edge of this former enclosure, and there is potential for sub-surface archaeological remains to survive.

To address this risk, Heneb advises that a targeted archaeological trial trench (approximately 30m in length) should be undertaken in advance of construction to establish the presence, extent and significance of any remains. Depending on the findings, mitigation could range from no further action, through excavation and recording, to preservation in situ and potential route adjustment.

Heneb recommends that, should planning permission be granted, a planning condition be imposed requiring the submission and approval of a Written Scheme of Investigation (WSI) prior to any ground-breaking works. This would secure a staged programme of archaeological mitigation, including advance evaluation, monitoring during construction, and post-excavation reporting, in accordance with

Planning Policy Wales, TAN 24/25 and JLDP Policy AT4 of the Joint Local Development Plan. Subject to these measures being secured, the proposal is considered acceptable in archaeological terms.

Overall, the proposed development is considered acceptable in heritage and archaeological terms, subject to the imposition of appropriate planning conditions, and is considered to be in general conformity with Policies PS20, AT3 and AT4 of the adopted Joint Local Development Plan.

Flood Risk and Drainage:

Flood risk and drainage matters have been assessed through the submitted Flood Consequence Assessment (FCA) and the Environmental Statement Addendum. Parts of the wider area are identified as being at risk of fluvial flooding; however, the proposed off-road underground cable works are short-term, linear and temporary in nature, and would not introduce built development, raise ground levels or alter floodplain function.

The works would involve limited ground disturbance associated with trenching, with horizontal directional drilling (HDD) employed beneath watercourses and other sensitive locations to avoid impacts on hydrology and flood flow paths. The assessment confirms that the development would not increase flood risk on-site or elsewhere, and that existing flood flow routes and floodplain storage capacity would be maintained.

Surface water runoff during construction would be managed through standard construction management measures, and all disturbed ground would be fully reinstated on completion. Natural Resources Wales and the Local Planning Authority's drainage advisors have raised no objections, subject to appropriate controls being secured by condition.

The Addendum confirms that the conclusions of the original FCA remain valid and that the proposal complies with the requirements of Planning Policy Wales and TAN 15. Subject to standard construction controls, the development is considered acceptable in flood risk and drainage terms.

Natural Resources Wales (NRW) has reviewed the application in relation to flood risk matters and the submitted Flood Consequence Assessment (FCA). NRW confirms that the proposal constitutes less vulnerable development and, although parts of the cable route fall within Flood Zone 3 (Rivers), the FCA demonstrates that the risks and consequences of flooding can be managed to an acceptable level. NRW therefore raises no objection on flood risk grounds.

NRW is satisfied with the amended route, including the proposed crossing of the Afon Crigyll (main river), and confirms that flood flow paths and floodplain function would not be adversely affected. NRW advises that any works within or near the main river may require a Flood Risk Activity Permit or registered exemption, and this has been recommended as an informative.

Subject to these requirements, NRW is content that the development is acceptable in flood risk terms.

Due to the size and nature of the development, it will be necessary to provide an application to the Sustainable Drainage Approving Body (SAB) for approval prior to the commencement of the building work.

Welsh Water has been consulted upon the application and highlighted that a public pressurised main crosses the site, and the proposed development may lie within its 5-metre protection zone, requiring careful consideration to avoid damage and ensure continued access for maintenance.

Welsh Water is of the view that the protection of their asset can be ensured through the imposition of conditions. These include a pre-commencement asset location survey, detailed plans showing the relationship between the development and the apparatus, and, if necessary, an agreed scheme for

diversion of the main before works begin. Additionally, they require that surface water is not connected to the public sewer, to prevent overloading and environmental harm.

Residential Amenity, Noise, Vibration and Lighting:

Impacts on residential amenity, noise, vibration and lighting have been assessed having regard to the nature, scale and duration of the proposed development. The proposal involves the installation of an underground electrical cable, with all works confined to a narrow construction corridor and no permanent above-ground infrastructure remaining following installation and reinstatement. As such, assessment focuses on temporary construction-phase effects, rather than long-term operational impacts.

In amenity terms, construction works would be short-term and localised, comparable to routine utility infrastructure works. The route largely passes through agricultural land, away from residential properties, and following reinstatement there would be no lasting effects on outlook, living conditions or residential amenity. Any temporary disturbance during construction can be appropriately managed through standard construction controls secured by condition where necessary.

The Environmental Statement Addendum confirms that construction activities would comprise typical underground utility works, including trench excavation, cable laying, backfilling and reinstatement, with limited use of plant and vehicles. These activities would generate localised and intermittent noise and vibration for the duration of the construction phase only. At locations where Horizontal Directional Drilling (HDD) is proposed, works would be undertaken at distances of over 200 metres from the nearest sensitive receptors, such that noise and vibration would not be perceptible at residential properties. Elsewhere along the route, construction noise would remain short-term and controllable through standard mitigation measures, with no blasting or unusually noisy activities proposed. There would be no operational noise or vibration impacts once construction is complete, as the cable would be entirely underground and passive.

With regard to lighting, the development does not include any permanent lighting. No operational lighting would be required following installation. Any temporary task lighting during construction would be limited in duration and managed through a pre commencement condition.

Public Protection consultation response raises no objection to the proposal, subject to standard conditions and advisory measures. It confirms that the development construction hours should be restricted to 08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, with no working on Sundays or Bank Holidays. Construction should follow the CIRA C741 (2015) Environmental Good Practice guidance.

Additional controls are recommended where pneumatic rock-breaking is required, including limiting working hours, notifying nearby residents in advance of noisy activities, and implementing measures to control noise, vibration and wind-blown dust. The response also advises that, should weekend working be required for Horizontal Directional Drilling (HDD), the applicant should apply separately for prior consent under Section 61 of the Control of Pollution Act 1974, to enable assessment of potential noise and vibration impacts on residential amenity.

Overall, impacts on residential amenity, including noise, vibration and lighting, are assessed as minimal, temporary and acceptable. No new or materially worse significant effects would arise, either alone or in combination with the consented Parc Solar Traffwll development, and the conclusions of the original Environmental Statement therefore remain valid. As such, the proposed development would not result in unacceptable impacts on residential amenity and is considered compliant with relevant planning policy, including Policy PS7 (Renewable Energy Technology) of the Joint Local Development Plan.

The Welsh Language:

In accordance with the Planning (Wales) Act 2015, Local Planning Authorities are required, when determining planning applications, to have due regard to the Welsh language where it is relevant to the

proposal. This requirement is reinforced through Planning Policy Wales and Technical Advice Note 20 (Planning and the Welsh Language).

The Environmental Statement Addendum concludes that the proposal would not result in population change, new housing or long-term economic activity that could influence the use, status or vitality of the Welsh language within the local community. Construction activity would be short-term and transient in nature, undertaken by specialist contractors, and would not lead to sustained interaction with the local population. Any temporary signage or public information required during the construction phase can be secured to ensure bilingual provision in Welsh and English.

A Welsh Language Statement has been submitted with the application which considers relevant policy, including JLDP Policy PS1 and TAN 20, and concludes that the nature and scale of the development do not trigger significant Welsh language impacts. The works will not introduce new residents, create long-term employment, or alter the social or economic composition of the community. The construction workforce will be temporary and limited in scale. Overall, the statement concludes that the proposal will have a neutral impact on the Welsh language, with no effect on the linguistic character of the local area.

The Policy and Welsh Language Manager has assessed the application and is satisfied that the proposal would not have a detrimental impact on the Welsh language, and the development is therefore considered acceptable in this regard.

Ecology and Trees:

The application is supported by an Ecology Assessment (Via, December 2023), an Ecology Assessment Review (RammSanderson, October 2025) and an Environmental Statement Addendum (May 2026), which collectively confirm that the conclusions of the original EIA remain valid for the amended cable route.

Surveys comprised a desk study (1km radius), Extended Phase 1 Habitat Survey, badger survey and protected species scoping. The majority of the route passes through intensively managed agricultural land of limited ecological value, with ecological receptors largely confined to waterbodies, marshy grassland, hedgerows and the Afon Crigyll corridor.

At sensitive locations, including standing water, marshy grassland and the Afon Crigyll, Horizontal Directional Drilling (HDD) will be employed to avoid direct disturbance, habitat loss or severance of ecological corridors. The alignment utilises existing gaps and access points through hedgerows wherever possible, with any temporary breaches limited to non-important hedgerows and fully reinstated through a Habitat Reinstatement Strategy, resulting in no significant residual ecological effects.

With mitigation measures in place, including careful routing, hedgerow reinstatement, and a Construction Environmental Management Plan, the Environmental Statement Addendum concludes that impacts are localised, low in magnitude, and reversible, and therefore not significant.

NRW have been consulted upon the application and identifies great crested newts (GCN) as a key ecological constraint, noting the presence of suitable habitat along the cable route and records of the species within the surrounding area. The proposed development has the potential to result in harm to GCN, which are afforded European and domestic legal protection. NRW advises that, whilst further information is required to fully address these impacts, this can be secured by condition. The recommended condition requires the submission and approval of a Great Crested Newt Reasonable Avoidance and Mitigation Plan prior to commencement, including measures such as amphibian fencing, clearance of working areas, timing and phasing of works, ecological audit and biosecurity measures.

In relation to other protected species, including bats, otter, water vole and red squirrel, NRW anticipates no permanent adverse impacts, having regard to the route selection, use of horizontal directional drilling and appropriate buffer zones.

With regard to designated sites, NRW notes that the cable route crosses a watercourse hydrologically linked to Llyn Traffwl SSSI. Whilst a pollution pathway has been identified, NRW concludes that there would be no adverse effect on the SSSI provided that standard pollution prevention measures are followed.

The Council's ecologist has assessed the application and is satisfied subject to conditions requiring timing and supervision of works to protect wildlife, including avoiding the bird breeding season (or carrying out pre-checks) and having ecological watching briefs during construction.

A Construction Environmental Management Plan (CEMP) to manage construction impacts are also recommended together with conditions to secure hedgerow reinstatement and enhancements, alongside biodiversity measures, ensuring no long-term ecological harm and overall habitat improvement.

Subject to implementation of mitigation and controls secured through a Great Crested Newt Reasonable Avoidance and Mitigation Plan, timing of works, CEMP and measures to secure biodiversity enhancements; ecological effects would be minor, temporary, localised, low magnitude and fully reversible. In EIA terms, the proposal would not give rise to new or materially worse significant ecological effects, either alone or in combination with the consented Parc Solar Traffwl development, and would comply with biodiversity legislation, planning policy and best practice.

The proposed reinstatement and longer-term management of hedgerows and habitats, together with the Landscape and Ecology Management Plan, will deliver biodiversity enhancements in accordance with Section 6 of the Environment (Wales) Act 2016.

Best and Most Versatile Agricultural Land (BMV):

The policy framework contained within Future Wales identifies the need to protect agricultural land. Policy 9 of Future Wales identifies BMV land as a national natural resource. Planning Policy Wales and TAN 6 states BMV should be conserved as a finite resource for the future and considerable weight should be given to protecting such land from development because of its special importance. BMV should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value which outweighs the agricultural considerations.

Soil management is assessed within the Environmental Assessment Addendum as part of the construction-phase environmental effects associated with trenching and reinstatement works. The assessment recognises that soils will be temporarily stripped, stored, and reused during installation of the underground cable, with all land reinstated to its original condition after works are completed.

The Welsh Government (Agricultural Land and Soils) consultation response confirms that the proposed cable route crosses a limited extent of Best and Most Versatile (BMV) agricultural land (Subgrade 3a), with the remainder identified as lower quality (Subgrade 3b).

No objection is raised in principle, noting that the development is temporary and would not result in permanent loss of BMV land, and therefore specific national policy protections are not considered applicable. However, it is recommended that a detailed Soil Management Plan (SMP) is secured by condition. This should be informed by appropriate baseline survey work and set out how soils will be stripped, handled, stored, and reinstated, including measures for protecting soil quality and restoring land following construction. The SMP shall also require details for the reuse or disposal of surplus soils.

Conclusion

Whilst no specific policy directly relates to the proposed development, Policy PS7 of the Anglesey and Gwynedd Joint Local Development Plan (July 2017) supports renewable energy technologies, including solar. As the proposal comprises enabling infrastructure forming a functional link between the consented

solar farm and the local electricity network, the principle of development is considered acceptable for the same reasons that justified the approval of the wider Parc Solar Traffwll scheme.

The Environmental Statement Addendum confirms that the amended cable route would not give rise to any new or materially worse significant environmental effects, and that any impacts arising during the construction phase would be temporary, localised and reversible.

Significant weight is also afforded to the fallback position, whereby an alternative cable route within the public highway already benefits from planning permission as part of the original approval. In this context, the proposed off-road route is considered preferable, as it would reduce disruption to the local highway network and minimise impacts on highway users during construction.

Conditions will be attached to any permission granted to ensure that the land is appropriately reinstated following installation of the underground cable, together with the submission of a decommissioning plan in accordance with the provisions of the associated Traffwll Solar development.

All consultees, including Natural Resources Wales and the Council's internal advisors, are satisfied that the proposal is acceptable subject to the imposition of appropriate planning conditions.

Subject to these controls, it is concluded that the proposal would not give rise to unacceptable impacts on the environment, residential amenity, highway safety or any other material considerations, and is in accordance with the relevant policies of the development plan. Accordingly, the application is recommended for approval subject to conditions.

Recommendation

That the application is permitted subject to the following conditions:

(01) Time to Commence Development:

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

(02) List of Approved Plans:

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.

- **Alternative Cable Route Plan – CR-16 Rev 07**
- **Cable Trench Cross Section – SD-05 Rev 01**
- **Pond Locations – Great Crested Newt Potential – Figure 03 Rev 2**
- **Welsh Language Statement**
- **Design and Access Statement**
- **Flood Consequences Note – 23-421-60**
- **Ecological Assessment – Via – CN2350835**
- **Phase 1 Habitat Survey Results – West – Figure 02a Rev 3**
- **Phase 1 Habitat Survey Results – East – Figure 02b – Rev 3**

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

(03) Construction Traffic Management Plan:

No development shall take place until a final Construction Traffic Management Plan (“CTMP”) has been submitted to and approved in writing by the Local Planning Authority. The CTMP shall provide the following details:

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

The CTMP shall be implemented in accordance with the approved details.

Reason: In the interests of highways safety and to comply with JLDP policies PS 4, TRA 4 and ADN 2.

(04) Archaeological Programme of Works

- i) No development (including topsoil strip or other ground breaking works) shall take place until a written scheme of investigation for archaeological work has been submitted by the developer (or their agent or successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved written scheme of investigation.
- ii) A detailed analytical report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 12 months of completion of archaeological fieldwork. The report must be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 2024 and TAN24: The Historic Environment.

2) To ensure that the work will comply with MORPHE/Management of Archaeological Projects (MAP2) and the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA).

(05) Hours of construction works

Construction works shall only be carried out between the hours of 08:00 - 18:00 Monday to Friday and 08:00 – 16:00 on Saturday. No works shall be carried out on Sunday or Bank Holidays.

Reason: In the interest of amenity of the surrounding properties in accordance with policy PCYFF 2 of the JLDP.

(06) Great Crested Newt Reasonable Avoidance and Mitigation Plan:

No development, including site clearance, shall commence until a Great Crested Newt (GCN) plan of reasonable avoidance measures has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance and mitigation measures should include, but not necessarily be limited to:

- fence design, construction and maintenance (the erection of amphibian proof fencing, prior to and throughout the duration of construction operations),
- proposals for the clearance of individuals from working areas,
- details of timing, phasing and delivery of reasonable avoidance measures
- Ecological compliance audit
- Biosecurity.

The approved measures shall be implemented in full throughout construction and retained for the duration of the works.

Reason: The plan of reasonable avoidance measures shall be carried out in accordance with the approved details and in compliance with JLDP policies ADN 2 and AMG5.

(07) Construction Environmental Management Plan:

No development or site clearance shall take place until a final Construction Environmental Management Plan (“CEMP”) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall provide the following details:

- i) Measures to ensure environmental protection at the site to cover all construction operations;**
- ii) Details of any temporary fencing required for construction, including the precise location and appearance;**
- iii) Detailed construction schedule and implementation timescales for all elements of the CEMP;**
- iv) Reporting and monitoring responsibilities and delivery mechanisms for all elements of the CEMP;**
- v) Noise mitigation measures during the construction phase;**
- vi) A method statement for liaising and engaging with the local community during the construction phase;**
- vii) Details of any temporary construction lighting, including its location, specification, hours of operation and measures to minimise impacts on residential amenity, protected species and habitats;**

The CEMP shall be implemented in accordance with the approved details.

Reason: In the interests of biodiversity, visual amenity, and public health and safety, and in compliance with JLDP policies ADN 2 and AMG5.

(08) Decommissioning Environmental Management Plan

No later than 12 months before the end of the 40 year operating period of the associated Traffwll Solar Development approved under Developments of National Significance Reference Number DNS/321791 (or within 12 months of the permanent cessation of electricity production if earlier) a Decommissioning Environmental Management Plan (“DEMP”) shall be submitted for the written approval of the Local Planning Authority. The plan shall include details of the following:

- i) Surveys and assessments to identify the existing ecology and habitat status at the time of decommissioning;**
- ii) Proposals for effective recycling and disposal of decommissioned elements;**
- iii) Traffic management plan to address likely traffic impacts arising from decommissioning operations;**
- iv) Measures to ensure environmental protection at the site to cover all decommissioning operations;**
- v) Measures to ensure ecological protection at the site to cover all decommissioning operations informed by the surveys and assessments under i) above;**
- vi) Implementation timescales for all elements of the DEMP;**
- vii) Reporting and monitoring responsibilities and delivery mechanisms for all elements of the DEMP;**
- viii) Site restoration measures following all decommissioning operations;**

The approved details shall thereafter be implemented in accordance with the approved details and timescales.

Reason: To ensure that upon the expiry of the lifespan of the development, the development is decommissioned, and the land restored appropriately, in the interests of visual amenity and ecology and to comply with JLDP Policy ADN 2.

(09) Landscape and Habitat Reinstatement Scheme

No development shall commence until a detailed Landscape and Habitat Reinstatement Scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. the extent and location of all areas to be reinstated;**
- ii. details of the restoration of ground levels, drainage, soils and vegetation;**
- iii. details of all trees, shrubs, hedgerows, grassland and habitat reinstatement, including species, seed mixes, planting densities and numbers;**
- iv.**
- v. a timetable for implementation.**

The approved reinstatement works shall be completed in accordance with the approved scheme as soon as reasonably practicable following completion of the cable installation and thereafter maintained in accordance with the approved details.

Reason: To secure an appropriate scheme of landscape planting, habitat reinstatement and aftercare in the interests of visual amenity, landscape character and biodiversity, and to ensure that the development integrates satisfactorily into its surroundings in compliance with JLDP policies ADN 2 and AMG 3.

(10) Landscape and Ecology Management Plan

No development shall commence until a 5-year Landscape and Ecology Management Plan for the cable route has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

- (i) the management objectives for all approved planting, habitat reinstatement and ecological mitigation areas;**
- (ii) detailed prescriptions for management, maintenance and monitoring;**
- (iii) a timetable for implementation of all management and monitoring measures;**
- (iv) details of persons or bodies responsible for implementation; and**
- (v) measures for the replacement or remediation of any planting, habitat or ecological mitigation which fails to establish or is not retained in accordance with the approved details. The approved plan shall be implemented in full for a period of five years from the date of completion of the approved planting and reinstatement works.**

The approved Landscape and Ecology Management Plan shall be implemented and adhered to for the duration of the five-year management period.

Reason: To ensure the proper establishment, management, monitoring and replacement of landscape planting and ecological mitigation and reinstatement measures in the interests of visual amenity, landscape character and biodiversity in compliance with JLDP policies ADN2 and AMG3.

(11) Bird Breeding Season

No vegetation clearance, tree works, hedgerow removal or other works affecting habitat suitable for nesting birds shall take place during the bird breeding season (1 March to 30 September inclusive) unless the area has first been checked by a suitably qualified ecologist. A written

record of the inspection shall be retained and made available to the Local Planning Authority on request. If active nests are identified, no works shall take place within the vicinity of the nest until the young have fledged and the nest is no longer in use. Any mitigation measures, exclusion zones and subsequent works shall be carried out in accordance with the ecologist's advice. If nesting birds, nests or eggs are discovered during the works, all works in the affected area shall cease immediately and shall only recommence in accordance with the written advice of a suitably qualified ecologist

Reason: To safeguard protected species in accordance with policy AMG5 of the JLDP.

(12) Construction Soil Management Plan

No development or site clearance shall take place until a Construction Soil Management Plan ("CSMP") has been submitted to and approved in writing by the Local Planning Authority. All development and site clearance shall be carried out in accordance with the approved CSMP.

Reason: In the interests of protecting agricultural land quality, consistent with Future Wales Policy 9, PPW and TAN6.

(13) Welsh Water Asset Protection

No development within the Welsh Water Assess Protection Zone shall commence until the following have been submitted to and agreed in writing by the Local Planning Authority:

- 1) Asset location survey has been undertaken to ascertain the exact location, condition, depth and material of all Dwr Cymru Welsh Water assets that the proposed development would cross or be located within the protection zones of the assets; and**
- 2) A detailed site plan, as informed by point 1) above to demonstrate the relationship of the proposed development with the asset and cross-sections showing the interfaces between the proposed development and the asset; and**
- 3) If necessary, a scheme to divert the asset and no works on the proposed development pursuant to this permission shall be carried out until such time as works on any required diversion scheme of the asset have been constructed, completed and brought into use with the approved scheme. Thereafter the approved scheme will be retained in perpetuity until reinstating works is undertaken in line with the Decommissioning Environmental Management Plan.**

Reason: To protect the integrity of the public assets and avoid damage thereto and in accordance with JLDP policy PCYFF 2.

(14) Public Sewerage Network

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

Reason: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment and in accordance with JLDP policy PCYFF 2.

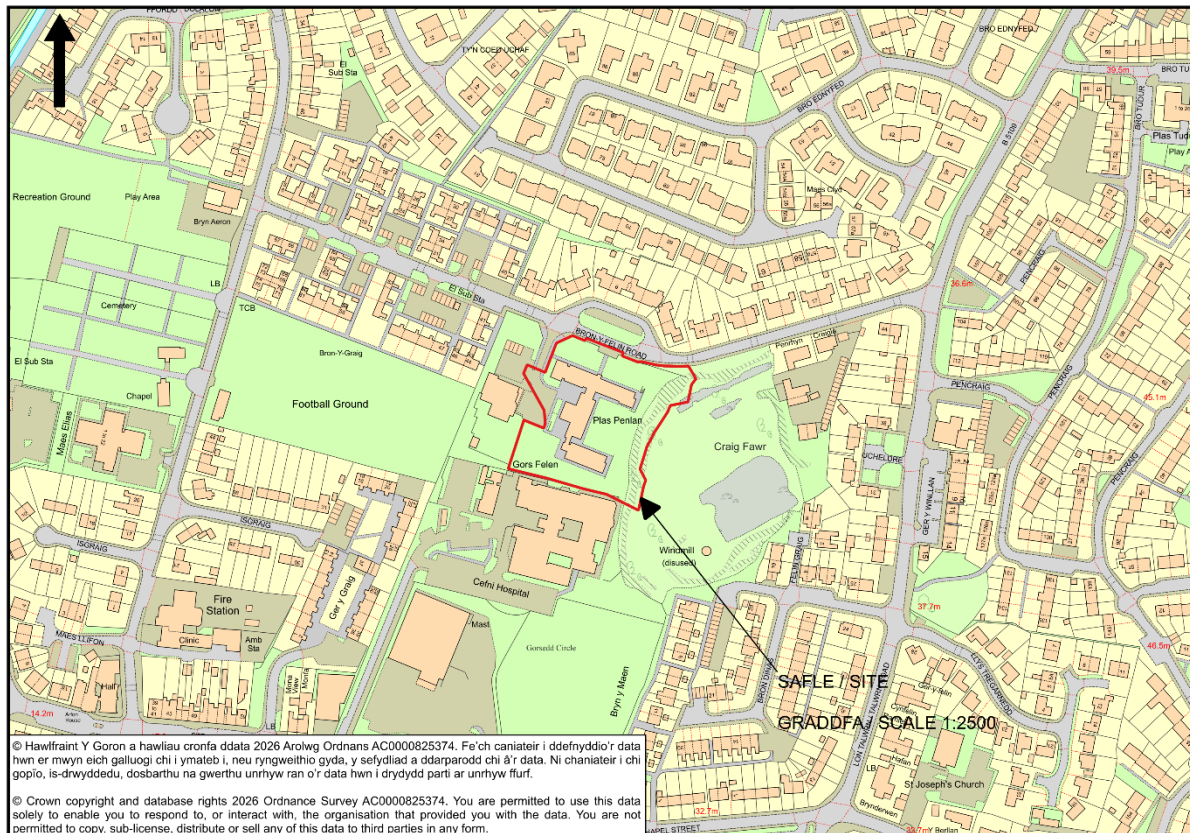
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2026/41

Applicant: Head of Housing Services

Description: Full application for the redevelopment of site to provide 10 affordable dwellings and care facility incorporating 4 bedrooms and ancillary care facility on the ground floor and 2 self-contained flats on the first floor together with alterations to the vehicular access and associated works at

Site Address: Plas Penlan, Bron y Felin Road, Llangejni



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

Recommendation: Permitted with Conditions

Reason for Reporting to Committee

The application is presented to the Planning and Orders Committee as the application has been made the Isle of Anglesey County Council.

Proposal and Site

This is a full application for the redevelopment of site to provide 10 affordable dwellings and care facility incorporating 4 bedrooms and ancillary care facility on the ground floor and 2 self-contained flats on the first floor together with alterations to the vehicular access and associated works at Plas Penlan, Llangefni.

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

Key Issues

The key issues are as follows:-

- Principle of Residential Development
- Highway Considerations and Sustainability
- Relationship with the Surroundings
- Relationship with Adjacent Properties
- Ecology and Biodiversity Considerations

Policies

Joint Local Development Plan

Policy ISA 1: Infrastructure Provision

Policy ISA 5: Provision of Open Spaces in New Housing Developments

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

Policy PCYFF 2: Development Criteria

Policy PCYFF 4: Design and Landscaping

Policy PCYFF 3: Design and Place Shaping

Policy PCYFF 1: Development Boundaries

Policy PCYFF 6: Water Conservation

Policy PCYFF 5: Carbon Management

Strategic Policy PS 1: Welsh Language and Culture

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Strategic Policy PS 5: Sustainable Development

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

Strategic Policy PS 16: Housing Provision

Strategic Policy PS 17: Settlement Strategy

Strategic Policy PS 18: Affordable Housing

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

Policy TAI 1: Housing in Sub-Regional Centre & Urban Service Centres

Policy TAI 8: Appropriate Housing Mix

Policy TAI 15: Affordable Housing Threshold & Distribution

Policy AMG 3: Protecting and Enhancing Features and Qualities that are Distinctive to the Local Landscape Character

Policy AMG 5: Local Biodiversity Conservation

Supplementary Planning Guidance - Affordable Housing (2004)

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

Supplementary Planning Guidance SPG - Housing Mix (October 2018)

Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Supplementary Planning Guidance - Open Spaces in New Housing Developments (March 2019)

Supplementary Planning Guidance: Parking Standards (2008)

Supplementary Planning Guidance - Planning Obligations (September 2019)

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Note 2: Planning and Affordable Housing (2006)
Technical Advice Note 5: Nature Conservation and Planning (2009)
Technical Advice Note 11: Noise (1997)
Technical Advice Note 12: Design (2016)
Technical Advice Note 18: Transport (2007)
Technical Advice Note 20: Planning and the Welsh Language (2017)

Response to Consultation and Publicity

Consultee Responses
GCAG / GAPS: Confirmation that there appears to be no significant archaeological implications regarding the case
Rheoli Gwastraff / Waste Management: Comments received in relation to waste vehicles. Swept path analysis was received and the Waste Section is satisfied with the information submitted..
Ymgynghorydd Treftadaeth / Heritage Advisor: Confirmation that the proposal would not harm the setting of the grade II Listed Windmill nearby.
Iechyd yr Amgylchedd / Environmental Health: Standard advice in relation to hours of construction, vibration and contaminated land advice.
Polisi Cynllunio / Planning Policy: Confirmation of relevant policies. Policy has also confirmed that there is sufficient open space provision within the community to meet the needs of the development and there is no requirement to provide new open space for this development.
Gwasanaeth Addysg / Education Service: Confirmation received that there is sufficient space within primary and secondary schools within the catchment area.
Draenio / Drainage: Confirmation that a part of the site is within Flood Zone 2 and 3 Surface Water and Small Watercourses and confirmation that the Flood Consequence Assessment submitted with the planning application takes into account all aspects of flooding. The proposal will require SAB approval for the drainage works.
Strategol Tai / Housing Strategy: The housing service has provided a list of people on the Social Housing and Affordable Housing Register, which provides the evidence of need for this development in Llangefni.
Priffyrdd/Highways: The Highways Authority has confirmed full support for the parking, access and visibility from the site subject to adequate conditions.
Ymgynghorydd Tirwedd / Landscape Advisor: Confirmation received that the Arboricultural Impact Assessment will need to be adhered to.
Dwr Cymru/Welsh Water: Advisory notes and confirmation that the foul and surface water flows can be accommodated within the public sewerage system
Ymgynghorydd Ecolegol ac Amgylcheddol / Ecological and Environmental Advisor: The ecologist is satisfied with the information providing the ecological mitigations are conditioned.
Cyfoeth Naturiol Cymru / Natural Resources Wales: No objections raised and confirmation that the development is not likely to be detrimental to the maintenance of the bat population. .
Cyngor Tref Llangefni Town Council: The Town Council has confirmed they had no observations to make.

Cynghorydd Paul Charles Ellis: No response.
Cynghorydd Dylan Rees: No response.
Cynghorydd Non Lewis Dafydd: No response.
Prifffyrdd a Trafnidiaeth / Highways and Transportation: The Highways Authority has confirmed full support for the parking, access and visibility from the site subject to adequate conditions.

The proposal has been advertised through 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 03/04/2025. At the time of writing this report, no letters had been received.

Relevant Planning History

34LPA173B/CC - Erection of a day care/learning disabilities centre at Plas Penlan – Approved 15/5/07

34LPA173C/CC - Alterations and extensions at Plas Penlan, Llangefni – Approved 16/4/09

Main Planning Considerations

Principle of Residential Development

In the JLDP Llangefni is identified as an Urban Service Centre under Policy TAI 1 (Housing in Local Service Centres). This policy supports housing to meet the Plan's strategy through housing allocations and suitable unallocated sites within the development boundary based upon the indicative provision shown within the Policy.

The indicative supply level for Llangefni over the Plan period is 673 units (including a 10% 'slippage allowance', which means that the method of calculating the figure has taken into account potential unforeseen circumstances which could influence the provision of housing, e.g. land ownership matters, infrastructure restrictions, etc.) (485 on allocated sites and 188 on windfall sites).

During the period of 2011 to 2024, a total of 297 units have been completed in Llangefni (205 on allocated sites and 92 on windfall sites). The total landbank (windfall and allocated sites), i.e. sites with existing planning consent, and likely to be developed at April 2024 stood at 219 units). In April 2024, there were 0 units on sites allocated for housing in Llangefni without planning permission. When considering all this information together, there is sufficient capacity within Llangefni for the additional 13 units as the remaining shortfall total for the Llangefni area is 157 units.

The application site is located within the development boundary of Llangefni, the principle of residential development is therefore acceptable and aligns with policy PCYFF1 and TAI 1. The Policy Section has confirmed that at present capacity exists in the settlement and that no Welsh Language Statement is required with the planning application. A satisfactory record of how the Welsh language was considered has been provided with the planning application.

Policy TAI 8 of the JLDP requires that the mix of housing in a development are appropriate and align with the need of the area. A Housing Mix Statement has been provided with the planning application which confirms that the housing mix provided with this application addresses the need of the locality. The

Housing Department was consulted and are satisfied with the Housing Mix provided with this planning application.

As the development scheme presented is for more than 2 dwellings within a Local Service Centre the proposal will be expected to make an affordable housing contribution as specified in Strategic Policy PS 18: Affordable Housing and Policy Tai 15: Affordable Housing Threshold & Distribution. The Percentage of Affordable Housing Sought in this area is 10% - Llangefni. As an increase of 11 units are proposed this means that 1.1 of the total new units should be affordable. However, this is an application by the Housing Department, and all units will remain affordable.

Policy TAI 15 states that "Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site, providing an affordable unit within that development will remain the priority. However, if it is deemed that this is not possible, a pro-rata payment will be expected rather than no affordable provision on the site".

All residential units have been designed to comply with wheelchair users. The size of the residential units comply with the Notional Floor Areas recommended in the Supplementary Planning Guidance on Affordable Housing.

Design and Scale

The proposal entails the demolition of the existing building which was formally used as a home for the elderly. Since the opening of Hafan Cefni in 2018 the building was not considered necessary and has remained empty since this time. The building has resulted in vandalism and anti-social behaviour and the need to board up windows and doors. The site is unsightly and has a negative impact on the immediate area. The existing building is a single storey building totalling approx. **** square metres.

There is a mixture of single storey and two storey dwellings in the immediate vicinity with no

The proposal is to build a total of 11 residential units comprising of the following:-

- 2 bed 3 person bungalow on Plots 4 and 5. These will be single storey semi-detached bungalows with pitched roofs
- 1 bed 2 person bungalow on Plots 6,7,8 and 9. These will be single storey semi-detached bungalows with pitched roofs
- 3 bedroom 5 person bungalow on Plot 10. This building will be single storey detached bungalow with a pitched roof.
- 1 bedroom 2 person bungalow on Plot 1,2 and 3. These will be a terrace of 3 no properties single storey with a pitched roof
- Care Facility on Plot 11 that includes 4 single bedrooms with en-suites on the ground floor with ancillary care facilities such as a Kitchen/Dining, Utility Lounge, Orangery. The first floor will include 2no 2 person self-contained apartments.

The scale and massing has been carefully considered to reflect the housing need in the area providing several single storey bungalows with a view to create a retirement/elder care community. All properties will provide clear and flat access designed for people with mobility difficulties. The proposal mainly single storey will provide a mix of detached, semi and terraced options, thus in keeping with other residential properties in the area.

The only two storey elements will be the care facility which will have 4 en-suite bedrooms with ancillary care accommodation such as kitchen/diner, lounge, orangery and utility to share between the residents on the ground floor and 2no, 1 bedroom self-contained flats on the first floor.

The proposal ensures that a previously developed parcel of land is developed to meet the genuine housing need in the area.

Each property will be fitted with solar panels and/or air source heat pumps with each property having access to an electric charging port.

Criterion (3) within Policy PCYFF 2 seeks to ensure that proposals make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density). The size of the proposed development site is approximately 0.6 hectares. The density of this proposal (13 residential units) which would total 21.7 dwellings per hectare; therefore, the proposal falls short of the requirements of Criterion (3) of Policy PCYFF 2; however, due to site constraints and the need to provide residential units to meet the needs of the local community it is not possible to provide the minimum of 30 housing units per hectare on this occasion.

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

The proposal is considered to be acceptable in terms of design and appearance and is in keeping with the general form of development in the area. It is therefore considered that the proposal accords with policy PCYFF 3.

The external materials include a mixture of local stone and render and the use of timber framed/aluminium clad composite windows and doors in grey; however, a condition will be placed on the permission requesting full specification of all external materials.

A further condition has been placed on the permission to ensure that full details of any rock excavation is provided to the Local Planning Authority prior to the commencement of work on site.

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

The proposal includes an acceptable landscaping scheme which will be discussed in the biodiversity section which is to follow. The proposal complies with Policy PCYFF4 of the JLDP.

Highway Considerations and Sustainability:

Strategic Policies PS4 and PS5 of the JLDP relate to sustainable development and transport and requires that development be located so as to minimise the need to travel and where it is demonstrated that they are consistent with the principles of sustainable development. These principles are also reiterated in Planning Policy Wales Edition 12 and Technical Advice Note 18: Transport. Policy TRA2 ensures that development is in accordance with the Councils Parking Standards.

Site access is via a new vehicular access and road leading directly from Bron y Graig, the access track will allow vehicular access to each property and paved walkways allow safe pedestrian movement around the site. Each residential unit will have access to an electric charging port and designated off-road parking. A total of 2 parking spaces will be provided for 1 and 2 bed properties, 3 spaces for 3 bed and 3 spaces including one accessible for the care facility.

The Highways Authority have confirmed that they are satisfied with parking, access and visibility from the proposed access and have recommended approval subject to appropriate highway conditions. The Waste Department of the council has also confirmed that they are satisfied with the estate road and is sufficient to be served by the IOACC's refuse lorry bins.

The application site is located within the development boundary of Llangefni which is a highly sustainable location and within walking distance to the Town Centre. It is considered that the site is accessible and meets the definition of sustainable development.

Ecology and Biodiversity:

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.

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity.

A Preliminary Ecological Assessment and subsequent reptile survey was received, following this a suite of bat emergence surveys were carried out. The Green Infrastructure Statement and Biodiversity Enhancement Plan outlines the proposed mitigations such as bat tubes, bee bricks and house sparrow and swift boxes as well as Green Wildlife Corridor on the eastern boundary to include native flowering and fruit trees.

It is considered that the proposal provides a biodiversity net gain and complies with Chapter 6 of PPW and Policy AMG5 of the Joint Local Development Plan.

Drainage

The proposed plans confirm that the foul and surface water connection will be made via the Welsh Water main sewer. Welsh Water has confirmed that there is sufficient capacity to cater for these flows and have no objection.

The Drainage Authority has confirmed that further information will be required to be submitted by the applicant when the SuDS application is submitted for approval.

The application site is located within Zone 2 and 3 Surface Water and Small Watercourses. Any development within these zones must be accompanied by a Flood Consequence Assessment to assess the impact on surface water on the site and in the locality. The planning application was accompanied by an FCA and the drainage section has confirmed that all scenarios of flooding have been accounted for and resolved. There will be a requirement to apply for a SuDS application what will require the applicant to demonstrate compliance with the Welsh Government's Statutory standards for sustainable drainage.

A Water Conservation Statement was received in accordance with Policy PCYFF6 which lists the design measures to be incorporated to facilitate water efficiency in the residential units. It confirms that the proposal is to provide high quality efficient and affordable homes, with water conservation embedded into the design specification, construction and occupation phases. Water conservation objectives have been identified, and water efficiency measures will be confirmed at technical design and building control stage which will reduce unnecessary potable water and support lower lifetime consumption and resident bills. Rainwater harvesting and water re-use will be considered further, and sustainable drainage and surface water will be considered with the SuDS approving body. The proposal has considered design measures in accordance with the requirement of Policy PCYFF6.

Relationship with Adjacent Properties

The impact of the proposal, in particular upon the amenity of nearby land users has been considered in accordance with the criteria as set out in Policy PCYFF2 of the JLDP. Specific consideration has been given to subsection 6 which stipulates that planning permission should be refused if the proposed development would have an adverse impact on the health, safety or amenity of occupier of local residence or other land and property users.

The council's SPG Design Guide provides guidance on the proximity of development to other properties and boundaries to prevent overlooking and other unacceptable impacts.

To the North of the site are residential properties of Bron y Felin. Between the site and the existing properties at Bron y Felin is the main highway and these properties are located between 40 – 50 metres away. There is sufficient distance and intervening uses between the site and existing residential properties. To the East is the rocky outcrop that hides the site from view. To the South of the site is the existing Cefni Hospital, with approximately 7.26m separating the nearest dwelling from the existing hospital. To the West is the Gors Felen Day Care Centre and there is approximately 12.33m separation distances between the nearest residential dwelling and Gors Felen.

Plot 10 falls short of the required distances to Cefni Hospital as set out in the SPG with a shortfall of approximately 2m; however, Plot 10 is a single storey dwelling and the window facing Cefni Hospital is a bedroom window and not a main window. Consideration has been given to the fact that the existing Plas Penlan building is located within close proximity of Cefni Hospital. This area is within the development boundary and in a built up area and it is not always possible to achieve all distances set out in the SPG. The SPG is guidance and not a policy and based on the above it is not considered that Plot 10 will impact the inpatients at Cefni Hospital.

Based on the above assessment it is not considered that the proposal will have a negative impact upon the amenities of adjacent residential properties. The proposal complies with Policy PCYFF2 of the JLDP.

Other Matters:

Policy ISA 5: of the JLDP requires that new housing proposals for 10 or more dwellings in areas where existing open space cannot meet the needs of the proposed development, will be expected to provide suitable open space provision in accord with the policy. The Policy Section has confirmed that there is no shortfall in open space/equipped play areas in the area; therefore, there is no requirement to provide an open space or a financial contribution.

The council's Education Section have confirmed that there is no requirement for an Education Contribution with this planning application as there is sufficient capacity in the primary and secondary school.

Conclusion

This is a previously developed site, the existing building has been empty since 2018 and has fallen into a state of neglect. It's prolonged vacancy has led to repeated incidents of vandalism and anti-social behaviour resulting in the building's windows and doors having to be boarded up to prevent further unauthorised access. As a result, the existing building contributes negatively to the character of the surrounding area.

The application site lies within the Llangefni development boundary and should therefore be assessed under Policy TAI 1 of the Joint Local Development Plan, which supports residential development where it complies with the Plan's other policies. The application is supported by a Housing Statement, and the scheme has been designed to meet identified local housing needs. Although the development does not

achieve the minimum density of 30 dwellings per hectare, this is justified by the local housing need and site constraints, including the rocky outcrop to the east.

The Highways Department is supportive of the application and has recommended conditional approval. The proposal provides sufficient biodiversity enhancement and will not impact the amenities of adjacent residential properties.

This is a high-quality development that will address the identified needs locally. The proposal is considered to accord with all policies listed in the main body of this report.

Recommendation

(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) If contamination is encountered in the implementation of the development hereby approved it shall be fully assessed in an appropriate remediation scheme which shall be submitted to and approved in writing by the Local Planning Authority. The relevant parts of the application site shall thereafter be remediated in accordance with the scheme of remediation approved under the provisions of this planning condition.

Reason: To protect the health of future occupiers of the site from any possible effects of contamination

(03) The provisions of Part 1, Classes A, B, C, D and E of the Town and Country Planning (General Permitted Development) (Wales) Order 2013 (or any amendment or Order re-voking or re-enacting that Order) are hereby excluded.

Reason: To ensure the dwellings are retained as affordable dwellings

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

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

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

Reason: In the interest of residential amenity

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

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

(07) The car parking accommodation shall be completed in full accordance with the details as shown on drawing reference LHD-LMA-XX-XX-DR-A-1101 Rev P5 before the use of each dwellinghouse which it serves commences and thereafter retained solely for those purposes.

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

(08) The estate road and its access shall be designed and constructed in accordance with 'Technical Requirements for Estate Roads in Anglesey'.

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

(09) The estate road shall be kerbed and the carriageway and footways finally surfaced and lighted before the last dwelling on the estate is occupied or within 2 years of the commencement of the work on the application site whichever is the sooner.

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

(10) No development shall commence until measures are in place to secure the future management and maintenance of the access and estate road. Full details shall be submitted to and approved in writing by the Local Planning Authority. The Management and Maintenance Plan shall be maintained for the lifetime of the development and the details to be submitted to the Local Planning Authority shall include the arrangements to secure the operation of the access and estate road throughout its lifetime. The access and estate road shall thereafter be maintained in accordance with the Management and Maintenance Plan approved under the provisions of this condition for the lifetime of the development hereby approved.

Reason: To comply with the requirements of the Highway Authority.

(11) The access shall be completed with a bitumen surface for the first 5 metres from the nearside edge of the highway with the surface water drainage system completed and fully operational before any work is commenced on the remainder of the development before the dwellings are occupied.

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

(12) No development shall commence until a Construction Environmental Management Plan "CEMP" has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include general environmental provisions relating to rock excavation and, as a minimum, shall include detail of:

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

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

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

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

Reason: In the interests of amenity.

(14) The landscaping works shall be carried out in accordance with drawing number LHD-LMA-XX-XX-DR-A-1101 Rev P5 during the first planting season immediately following completion of the development. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

Reason: In order that the proposal integrates into the area and achieves appropriate ecological enhancements in accordance with Policies PCYFF 3 and 4 and AMG 5 of the JLDP.

(15) A landscape and meadow management plan, including management responsibilities and maintenance schedules for all landscaped and habitat areas other than privately owned domestic gardens, as shown on drawing number LHD-LMA-XX-XX-DR-A-1101 Rev P5 shall be submitted to and approved in writing by the local planning authority prior to the occupation of any of the dwellings on the site. The details to be submitted shall also include a timeline schedule for the works and management from the first use of the site for a minimum of 30 years. The landscape and meadow management plan shall be carried out as approved.

Reason: In order that the proposal integrates into the area and achieves appropriate ecological enhancements in accordance with Policies PCYFF 3 and 4 and AMG 5 of the JLDP.

(16) The development shall be carried out strictly in accordance with the Arboricultural Impact Assessment by Tree Solutions Reference 26/AIA/ANGLESEY/53 dated February 2026 and Preliminary Tree Constraints Plan 26/AIA/Anglesey/53 01.

Reason: In the interest of the protection of trees on the site.

(17) Prior to any demolition works a bat box/bat tube shall be installed onto a mature tree on the site and shall be retained for the lifetime of the permission hereby approved.

Reason: In the interest of biodiversity.

(18) The Ecological Mitigation and Biodiversity Enhancements shall be in accordance with the Biodiversity Enhancement Plan and Green Infrastructure Statement dated 26th April 2024 (Amended 20th July 2026). The biodiversity enhancement shall be installed prior to the occupation of the dwellings which it relates to and shall be maintained for the lifetime of the permission hereby approved.

Reason: To ensure the development complies with Policy AMG5 of the Joint Local Development Plan and advice contained within Chapter 6 of Planning Policy Wales.

(19) The development shall take place in accordance with the recommendations contained within the Summary of Mitigation and Rationale – Bat Survey Report dated 5th June 2026 (Amended 20th July 2026) by Cambrian Ecology Ltd. Biodiversity Enhancements Section 8 Alison Johnston Ecological Consultant Dated 3rd + 5th may and 6th and 7th June 2023

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

(20) The development shall be carried out strictly in accordance with the Affordable Housing Statement submitted with planning application FPL/2026/41 for the lifetime of the permission hereby approved.

Reason: To ensure that the development complies with Policy TAI15 of the JLDP.

(21) No development shall commence apart from the demolition of the existing building, until full specification including colour of all external materials of the proposed dwellings shall be

submitted to and approved in writing to the Local Planning Authority. The development shall proceed in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development in accordance with Policy PCYFF2 and PCYFF3 of the JLDP.

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

- **Bat Survey Report by Cambrian Ecology Ltd dated 5th June 2026 (Amended 20th July 2026)**
- **Bat Survey Report by Alison Johnston Ecological Consultant dated 3rd, 5th, 6th and 7th June 2023**
- **Topographical Survey – 210906-06-AC 001**
- **Arboricultural Impact Assessment by Tree Solutions – 26/AIA/ANGLESEY/53 – February 2026**
- **Preliminary Tree Constraints Plan 26/AIA/Anglesey/53 01**
- **Flood Consequence Assessment – ECL.9302.R.05.002 Dated June 2024**
- **Location Plan – LHD/LMA/XX/XX/DR/A/1000 Rev P4**
- **Proposed Site Plan and Boundary Treatment & Ecology – LHD-LMA-XX-XX-DR-A-1101 Rev P5**
- **Water Conservation Statement dated 22nd July 2026**
- **Biodiversity Enhancement Plan and Green Infrastructure Statement dated 26th April 2024 (Amended 20th July 2026)**
- **Surface & Foul Water Drainage Strategy – ECL.9302.D05.008 Rev A**
- **Access Road Adoption Plan – ECL.9302.D01.002**
- **Proposed Road Geometry – ECL.9302.D01.003 Rev A**
- **Surface Water Strategy – ECL.9302.D05.006 Rev P04**
- **Proposed Site Plan Site Plan - LHD-LMA-XX-XX-DR-A-1100 Rev P15**
- **Proposed Care Facilities Elevations LHD-LMA-XX-XX-DR-A-7008 Rev P4**
- **Proposed Care Facilities Floorplans LHD-LMA-XX-XX-DR-A-7007 Rev P4**
- **Proposed Elevations Bungalow Type 5 – LHD-LMA-XX-XX-DR-A-7006 Rev P7**
- **Proposed Floorplans Bungalow Type 5 - LHD-LMA-XX-XX-DR-A-7005 Rev P7**
- **Proposed Elevations Bungalow Type 3 - LHD-LMA-XX-XX-DR-A-7003 Rev P6**
- **Proposed Elevations and Floorplans Type 2 - LHD-LMA-XX-XX-DR-A-7002 Rev P7**
- **Proposed Elevations and Floorplans Type 1 - LHD-LMA-XX-XX-DR-A-7001 Rev P6**
- **Proposed Site Sections - LHD-LMA-XX-XX-DR-A-1150 Rev P15**
- **Affordable Housing Statement**
- **Drainage Calculation**

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.