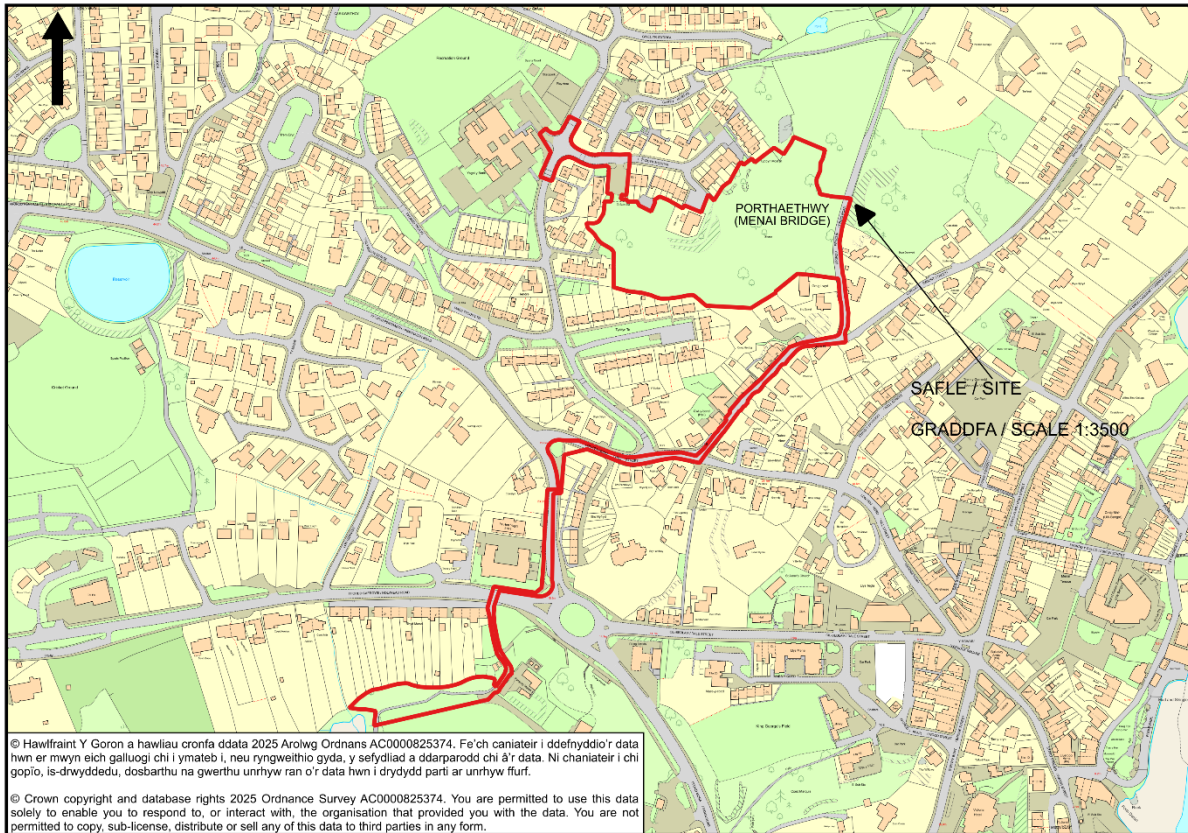


Application Reference: FPL/2024/228

Applicant: Head of Housing

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

**Site Address:** Glanynys, Tyddyn Mostyn, Menai Bridge



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

**Recommendation:** Permit

**Reason for Reporting to Committee**

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

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

## **Proposal and Site**

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

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

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

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

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

## **Key Issues**

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

## **Policies**

### **Joint Local Development Plan**

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

Supplementary Planning Guidance - Affordable Housing (2004)  
 Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)  
 Supplementary Planning Guidance - Maintaining and Creating Distinctive and Sustainable Communities - July 2019

Planning Policy Wales (Edition 12, February 2024)

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

## Response to Consultation and Publicity

Consultee	Response
Polisi Cynllunio / Planning Policy	General Policy Comments received

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

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

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

In response to the comments raised:-

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

### **Relevant Planning History**

None.

## **Main Planning Considerations**

### **Policy Considerations.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

This criterion is not relevant to the proposal.

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

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

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

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

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

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

### **Design, Scale and Layout**

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

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

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

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

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

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

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

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

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

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

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

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

## **Landscape, Ecology and Green Infrastructure Statement**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### **Welsh Language**

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

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

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

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

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

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

## **Infrastructure Provision and Open Space Provision**

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

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

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

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

## **Archaeology**

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

## **Highways, Access and Parking**

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

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

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

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

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

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

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

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

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

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

## **Sustainability**

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

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

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

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

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

## **Drainage**

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

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

## **Energy and Water Conservation**

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

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

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

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

## **Residential Amenity**

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

Policy PCYFF2: Development Criteria is relevant, and all planning application should ensure that the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance. The replacement dwelling is located far enough from any neighbouring residential property to cause any impact upon their amenity.

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Conclusion**

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

## **Recommendation**

That the application is permitted subject to the following conditions:

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

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

**(02) The Occupancy of the Extra Care and Residential Care Home hereby granted planning permission shall be restricted to**

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

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

Reason: To define the scope of this permission

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

Reason: In the interests of ecology.

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

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

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

Reason: To ensure Invasive Non-Native Species is regulated

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

Reason: In the interest of Ecology

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

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

**(08) Notwithstanding the submitted Landscaping scheme, no construction of the approved buildings beyond slab level shall take place until full details of soft landscape works have been submitted to and approved in writing by the local planning authority. These details shall include schedules of plants noting species, plant supply sizes and proposed numbers/densities where appropriate; an implementation programme (including phasing of work where relevant). The landscaping scheme shall be implemented in accordance with the approved details in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased, shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.**

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

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

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

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

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

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

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

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

Reason: In the interest of amenity.

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

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

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

**(14) Any construction works including rock excavation work should be carried out between the following times – 0800 – 1800hrs – Monday to Friday; 0800 – 1300hrs on Saturday’s and no working on Sunday’s or Bank Holidays.) Unexpected or outside of these hours should only take place following prior agreement with the Authority, or in the case of an emergency must be notified to the Authority within 24 hours.**

Reason: In the interest of residential amenity

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

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

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

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

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

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

Reason: In the interest of highway safety

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

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

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

**plan.**

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

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

Reason: In the interest of Highway Safety.

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

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

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

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

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

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

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

Reason: For the avoidance of doubt.

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

Reason: To ensure the proposal complies with Policy PS1

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

Reason: In the interest of visual amenity.

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

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

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

Reason: - To ensure the site is adequately drained.

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

Reason: For the avoidance of doubt.

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

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

Reason: To protect the amenities of nearby residents.

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

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

Invasive Non-Native Species Biosecurity Risk Assessment and Eradication Programme -Cambrian Ecology Ltd dated 15th August, 2024 updated 5th February 2026  
Proposed Surface Water Drainage Route  
Biodiversity & Pollution Control Plan - Cambrian Ecology Ltd, 27th February, 2026  
Transport Assessment - SYS\_MENAI\_2407203 dated 20/01/2024  
Design and Access Statement - 1845-JMA-ZZ-00-DR-A-0803 Rev P02  
Water Conservation Statement - Curtins  
AEX-CUR-XX-XX-RP-C-90100 Rev P01  
Geophysical Survey - 360 Archaeology dated January 2023  
Preliminary Ecological Assessment - Cambrian Ecology Ltd dated 4th February 2026  
Arboricultural Impact Assessment - North Wales Tree Consultancy NWTC.23.12.v5 dated 09/02/26  
Tree Constraints Plan TCP1 - North Wales Tree Consultancy NWTC.23.12.01 v4  
Tree Protection Plan TPP - North Wales Tree Consultancy NWTC.23.12.04 v4  
Tree Data Sheet - North Wales Tree Consultancy dated 30/11/2022 v 3.0  
Tree Constraints Plan TCP2 - NWTC.23.12.02 v4  
Tree Removal Plan TRP - NWTC.23.12.03 v4  
Community and Linguistic Statement - Owen Devenport Ref 1542/11/22  
Landscape and Visual Appraisal Summary Document - April 2024 5873 D02 Rev B  
Housing Need and Affordable Housing Statement - Owen Devenport 1542/11/22  
Location Plan - AEX-JMA-ZZ-XX-DR-A-0111 Rev P04  
Unit Locator Plan - AEX-JMA-ZZ-XX-DR-A-0209 Rev P03  
Apartment Layout 2B3P - AEX-JMA-ZZ-XX-DR-A-0212 Rev P03  
Apartment Layout 1B2P - AEX-JMA-ZZ-XX-DR-A-0211 Rev P03  
Residential Unit Type 1 & Type 2 - AEX-JMA-ZZ-XX-DR-A-0210 Rev P03  
Ground Floor Plan - AEX-JMA-ZZ-00-DR-A-0201 Rev P11  
First Floor Plan - AEX-JMA-ZZ-00-DR-A-0202 Rev P10  
Second Floor Plan - AEX-JMA-ZZ-00-DR-A-0203 Rev P10  
Third Floor Plan - AEX-JMA-ZZ-00-DR-A-0204 Rev P10  
Lower Level Plan - AEX-JMA-ZZ-XX-DR-A-1014 Rev P12  
Upper Level Plan - AEX-JMA-ZZ-XX-DR-A-0105 Rev P12  
Proposed Site Boundaries - AEX-JMA-XX-ZZ-DR-A-0206 Rev P03  
Elevations 1 - AEX-JMA-ZZ-XX-00-A-0401 Rev P07  
Elevations 2 - AEX-JMA-ZZ-XX-00-A-0402 Rev P07  
Elevations 3 - AEX-JMA-ZZ-XX-00-A- 0403 Rev P07  
Elevations 4 - AEX-JMA-ZZ-00-DR-A-0404 Rev P07  
Site Sections 1 - AEX-JMA-ZZ-00-DR-A-0304 Rev P04  
Site Sections 2 - AEX-JMA-ZZ-00-DR-A-0305 Rev P04  
Site Sections 3 - AEX-JMA-ZZ-00-DR-A-0306 Rev P04  
Site Sections 4 - AEX-JMA-ZZ-00-DR-A-0307 Rev P04  
Roof Plan - AEX-JMA-ZZ-XX-DR-A-0205 Rev P08  
Drainage Layout Sheet 1 - AEX-CUR-XX-XX-DR-C- 92210 Rev P06  
Drainage Layout Sheet 2 - AEX-CUR-XX-XX-DR-C- 92211 Rev P06  
Drainage Details Sheet 1 - AEX-CUR-XX-XX-DR-C- 92231 Rev P03  
Drainage Details Sheet 2 - AEX-CUR-XX-XX-DR-C- 92232 Rev P03  
Drainage Details Sheet 3 - AEX-CUR-XX-XX-DR-C- 92233 Rev P03  
Off-Site Drainage Layout Sheet 1 - AEX-CUR-XX-XX-DR-C- 92216 Rev P01  
Off-Site Drainage Layout Sheet 2 - AEX-CUR-XX-XX-DR-C- 92217 Rev P01  
Off-Site Drainage Layout Sheet 3 - AEX-CUR-XX-XX-DR-C- 92218 Rev P01  
Drainage Layout Sheet 4 - AEX-CUR-XX-XX-DR-C- 92234 Rev P03  
Drainage Layout Sheet 5 - AEX-CUR-XX-XX-DR-C- 92235 Rev P04  
Drainage Layout Sheet 6 - AEX-CUR-XX-XX-DR-C- 92236 Rev P02  
Off Site Drainage Overview - AEX-CUR-XX-XX-DR-C- 92215 Rev P01  
Arboricultural Impact Assessment - Amenity Tree 11755 Version 1  
Construction Environmental Management Plan  
(Off-Site Drainage Works) - February 2026 Revision 01  
Ecological Impact Assessment - Cambrian Ecology Ltd dated 10th February, 2026

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PS1, PS2, ISA1, ISA2, ISA5, PS4, TRA1, TRA2, TRA4, PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5, PCYFF6, PS17, TAI2, TAI8, TAI11, TAI15, PS19, AMG1, AMG3, AMG4, AMG5, PS20, AT4

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