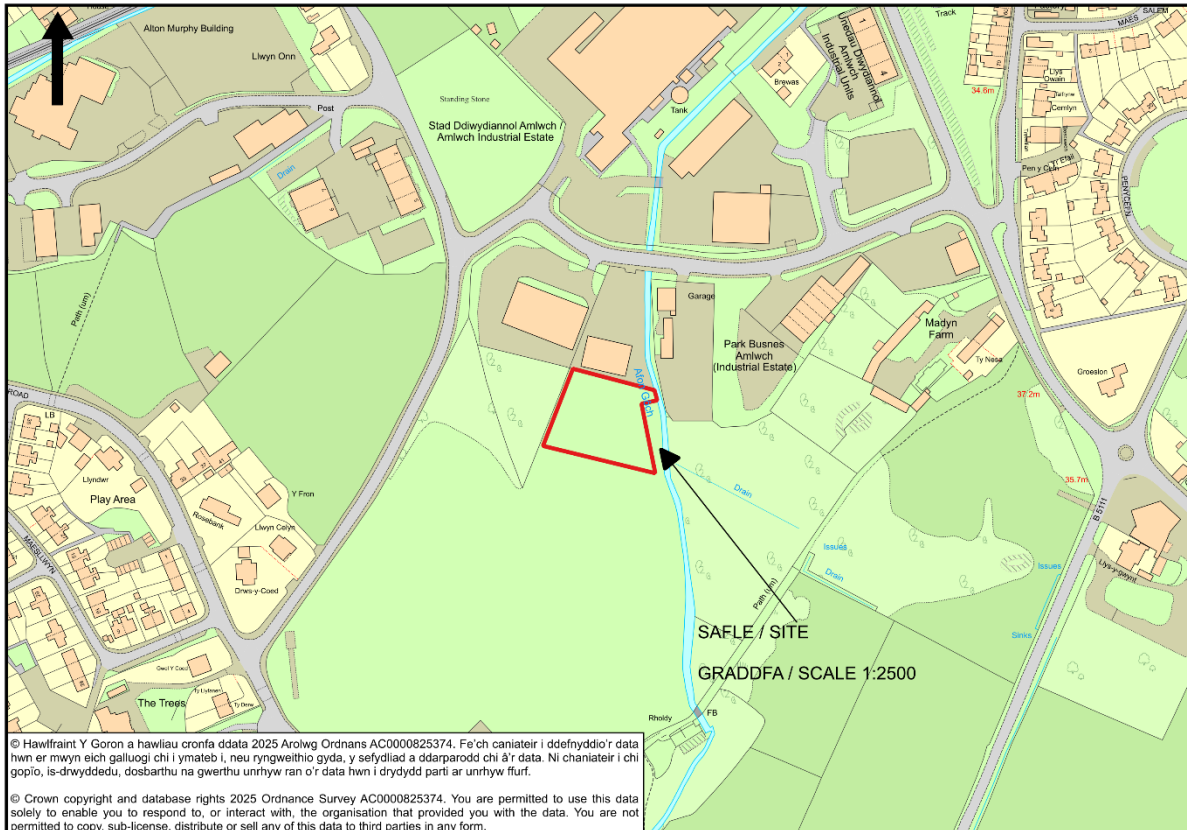


Application Reference: FPL/2025/246

Applicant: Head of Highways, Waste and Property

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

Site Address: Amlwch Industrial Estate.



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

Key Issues

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

Policies

Joint Local Development Plan

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

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

Planning Policy Wales (Edition 12, February 2024)

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

Response to Consultation and Publicity

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

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

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

The comments made as follows:-

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

In response to the concerns raised.

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

Relevant Planning History

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

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

Main Planning Considerations

Proposal

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

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

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

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

Policy Consideration.

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

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

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

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

Policy ISA 4 (Safeguarding Existing Open Space) states:

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

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

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

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

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

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

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

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

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

Ecology, Green Infrastructure Statement and Landscape

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes bird and bee boxes within existing mature trees on the boundary of the site. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites.

(including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The existing site contains very little ecological interest and is made up of managed grassland which is cut frequently by with machinery. The proposal will provide a variety of landscape and habitat features which will increase the range and diversity of habitats on the site and maximise biodiversity benefits.

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

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

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

Flood Risk

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

Impact upon adjacent residential properties/industrial buildings

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

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

Conclusion

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

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

(03) The site shall be landscaped strictly in accordance with the Planting Specification and Planting Schedules drawing number 127.02.03 and General Arrangement Plan 127.02.01 Rev A in the first planting season after completion or first use of the development, whichever is the sooner. The landscaping scheme shall be retained for the lifetime of the development hereby approved. Any trees or shrubs that are found to be dead, dying, severely damaged or diseased shall be replaced in the subsequent planting season by trees and shrubs of the same species and size as those originally required to be planted.

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

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

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

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

Reason: In the interests of ecology.

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF6, ISA4, AMG3, AMG5

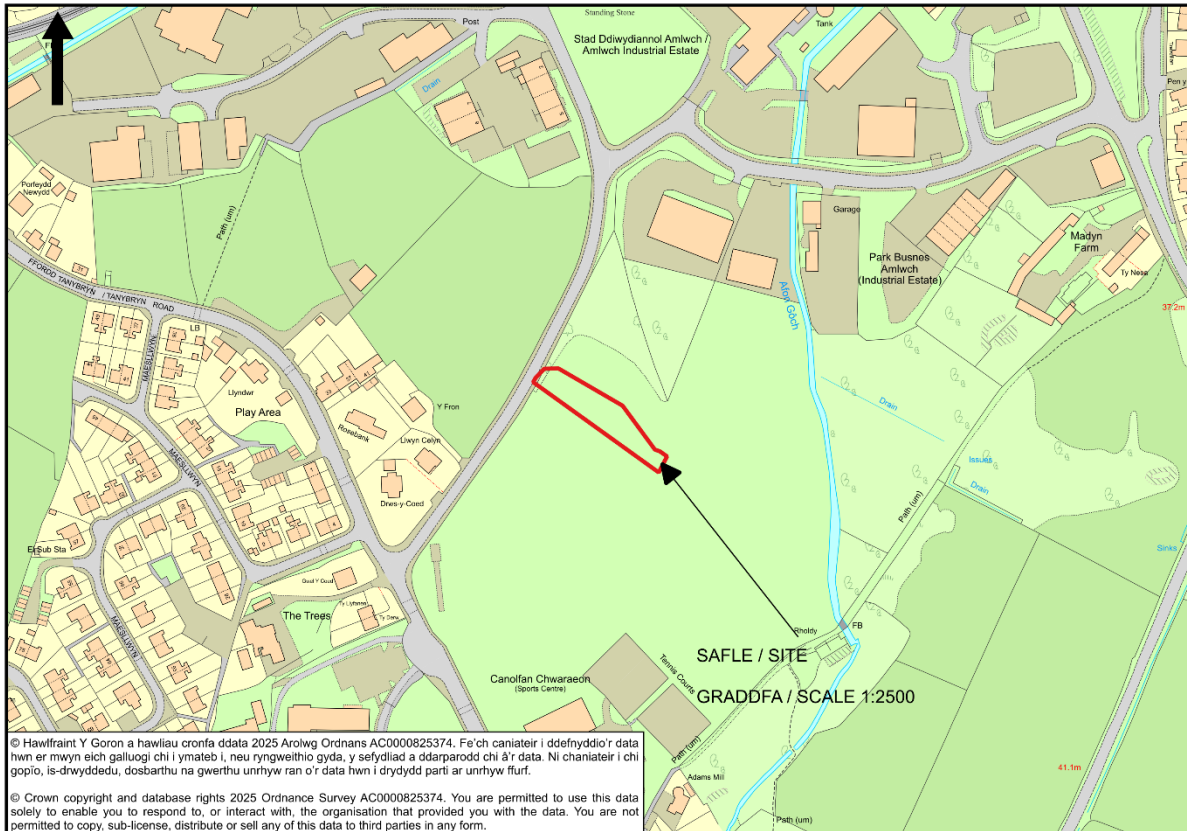
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2026/15

Applicant: Head of Highways, Waste and Property

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

Site Address: Amlwch Industrial Estate.



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

Recommendation: Permit

Reason for Reporting to Committee

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

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

Proposal and Site

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

Key Issues

- Policy Considerations
- Ecology and Green Infrastructure
- Highways

Policies

Joint Local Development Plan

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

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

Planning Policy Wales (Edition 12, February 2024)

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

Response to Consultation and Publicity

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

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

Relevant Planning History

None

Main Planning Considerations

Proposal

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

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

Policy Considerations

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

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

Policy ISA 4 (Safeguarding Existing Open Space) states:

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

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

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

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

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

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

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

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

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

Ecology, Green Infrastructure Statement and Landscape

Strategic Policy PS19 and Policy AMG5 of the JLDP states that proposals must enhance biodiversity, the proposal includes bird and bee boxes within existing mature trees on the boundary of the site. The updated advice in Chapter 6 of Planning Policy Wales (PPW) is to apply a step-wise approach to maintain and enhance biodiversity, build resilient ecological networks, and deliver net benefits for biodiversity. The first priority is to avoid damage to biodiversity in its widest sense and ecosystem functioning. Where there may be harmful environmental effects, planning authorities will need to be satisfied that any reasonable alternative sites (including alternative siting and design options) that would result in less harm, no harm or benefit have been fully considered.

The existing site contains very little ecological interest and is made up of managed grassland which is cut frequently by with machinery.

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

Flood Risk

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

Impact upon adjacent residential properties/industrial buildings

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, PCYFF4, ISA4, AMG3, AMG5

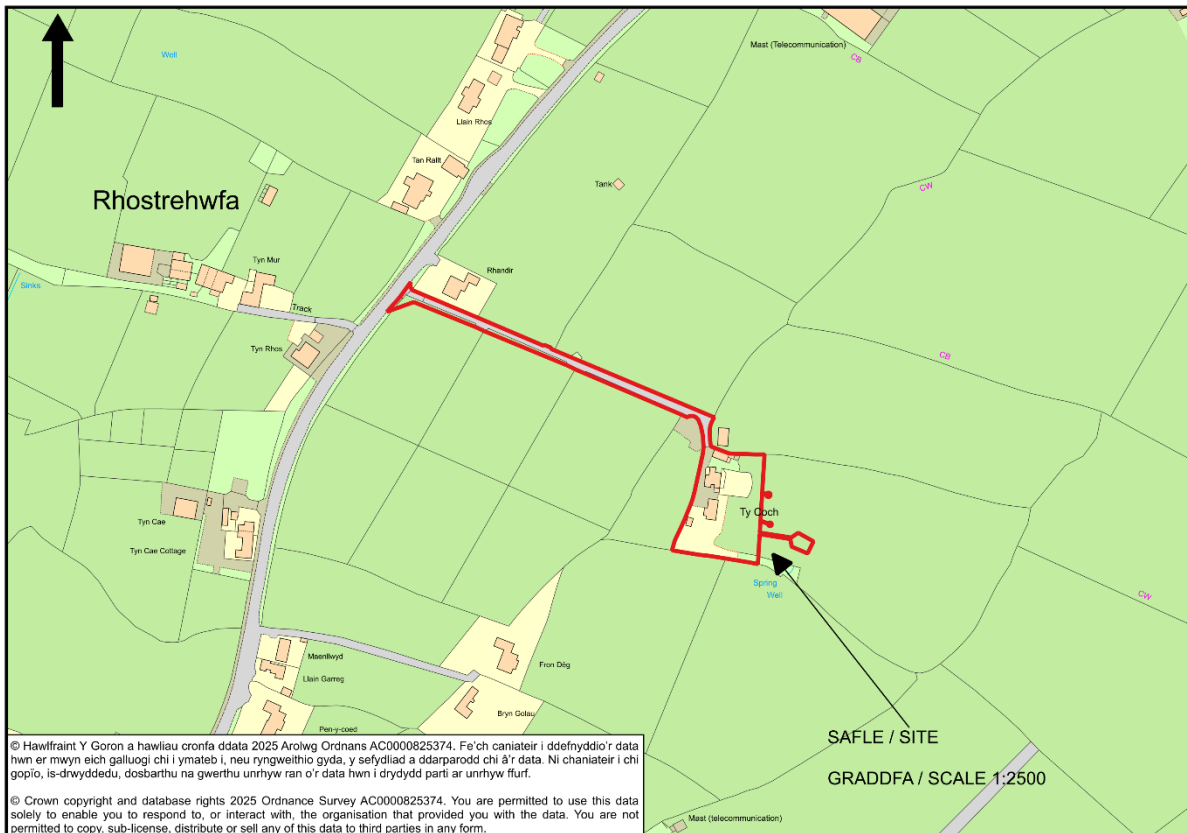
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/223

Applicant: Mr G Gibson

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

Site Address: Ty Coch Farm, Rhostrehwfa



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

Policy AMG 5: Local Biodiversity Conservation
 Policy PCYFF 1: Development Boundaries
 Policy PCYFF 2: Development Criteria
 Policy PCYFF 3: Design and Place Shaping
 Policy PCYFF 4: Design and Landscaping
 Strategic Policy PS 5: Sustainable Development
 Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change
 Strategic Policy PS 19: Conserving and Where Appropriate Enhancing the Natural Environment
 Policy TAI 13: Replacement Dwellings
 Policy TRA 2: Parking Standards
 Policy TRA 4: Managing Transport Impacts

Supplementary Planning Guidance (SPG):

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

Planning Policy Wales – Edition 12 (2024)

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

Response to Consultation and Publicity

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

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

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

Relevant Planning History

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

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

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

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

Main Planning Considerations

Proposal and Site

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

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

The applications' main issues are:

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

i. Site History

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

ii. Policy Considerations

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

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

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

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

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

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

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

iii. Siting and Design

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

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

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

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

iv. Impact on Adjacent Residential Properties

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

v. Highways and Parking

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

vi. Ecology and Biodiversity

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

Conclusion

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

Recommendation

That the application is approved subject to the following conditions:

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

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

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

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

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

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

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

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

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

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

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

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

Reason: To help conserve and protect biodiversity.

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

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

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

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

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

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

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

Reason: In the interest of highway safety

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

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

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

Reason: In the interests of residential and visual amenity.

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

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

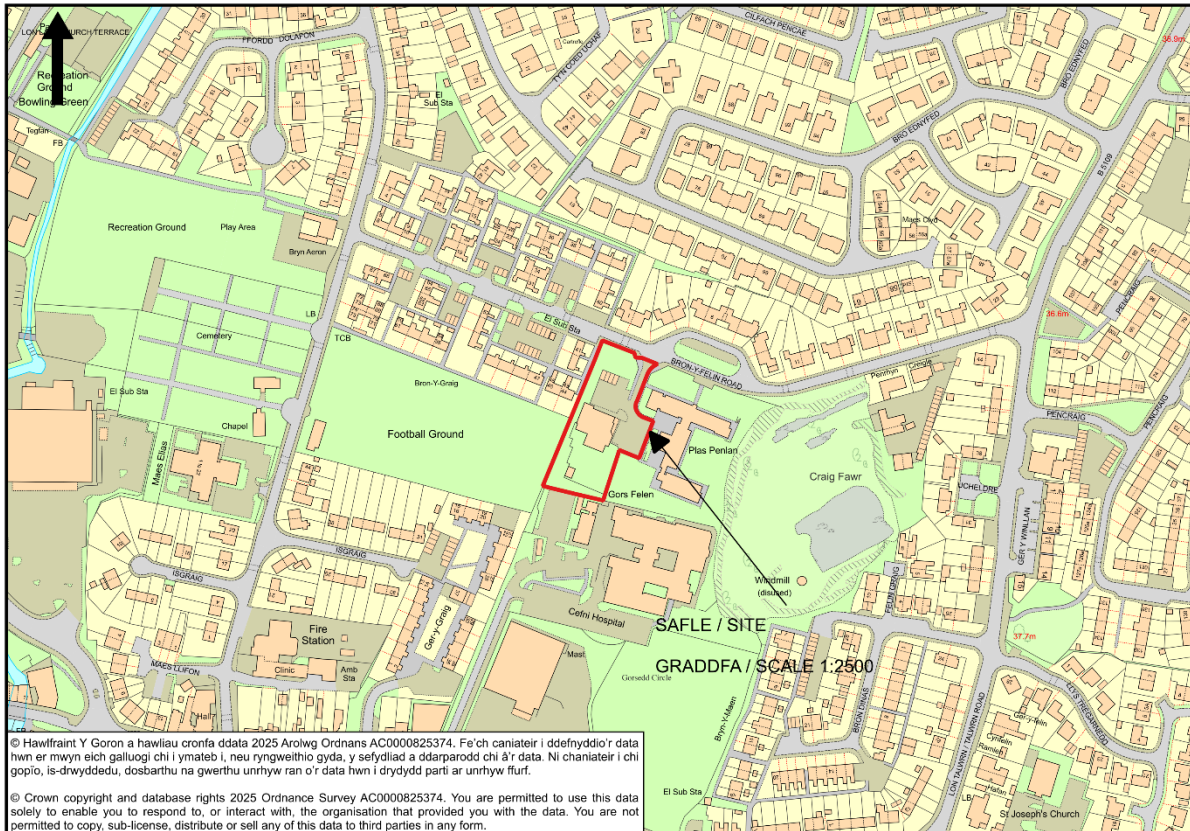
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2025/294

Applicant: Head of Service Highways, Waste and Property

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

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



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

Recommendation: Permit

Reason for Reporting to Committee

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

Proposal and Site

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

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

Key Issues

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

Policies

Joint Local Development Plan

Strategic Policy PS 4: Sustainable Transport, Development and Accessibility

Policy ISA 2: Community Facilities

Policy AMG 5: Local Biodiversity Conservation

Policy PCYFF 2: Development Criteria

Policy PCYFF 3: Design and Place Shaping

Policy TRA 2: Parking Standards

Policy TRA 4: Managing Transport Impacts

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

SPG – Parking Standards

Planning Policy Wales (Edition 12, February 2024)

Technical Advice Notes (TANs):

TAN 5: Nature Conservation and Planning

TAN 12: Design

TAN15: Development and Flood Risk

TAN 18: Transport (2007)

Response to Consultation and Publicity

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

	acceptable, but surface water cannot discharge to public sewer except via attenuated flow. Revised plans required to resolve asset protection issues. Requested conditions.
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The proposal has been advertised through the distribution of personal letters of notification to the occupiers of neighbouring properties. The latest date for the receipt of any representation was the 21/01/2026. At the time of writing this report, 1 letter of support had been received at the department.

Relevant Planning History

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

Main Planning Considerations

The application's main issues are:

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

Proposed Development:

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

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

Siting and Design:

Policy PCYFF 3 relates to design and place shaping and requires that all proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Proposals, including extensions and alterations to existing buildings and structures will only be permitted provided they conform, where relevant to the policy criteria.

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

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

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

Adjacent Residential Properties:

Consideration has been given to the requirements of Policy PCYFF2: Development Criteria to ensure that the development does not have a negative impact upon the health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance.

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

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

Highways and Parking:

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

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

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

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

Drainage:

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

Green Infrastructure and Ecology:

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

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

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

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

Reason: To help conserve and safeguard biodiversity.

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

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

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

Reason: In the interest of residential amenity

(06) The car parking accommodation shall be completed in full accordance with the details as shown on the submitted plan drawing reference 'SS135-AL(20)07 – Proposed Site Plan' before the use hereby permitted is commenced and thereafter retained solely for those purposes.

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

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

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

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

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

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

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

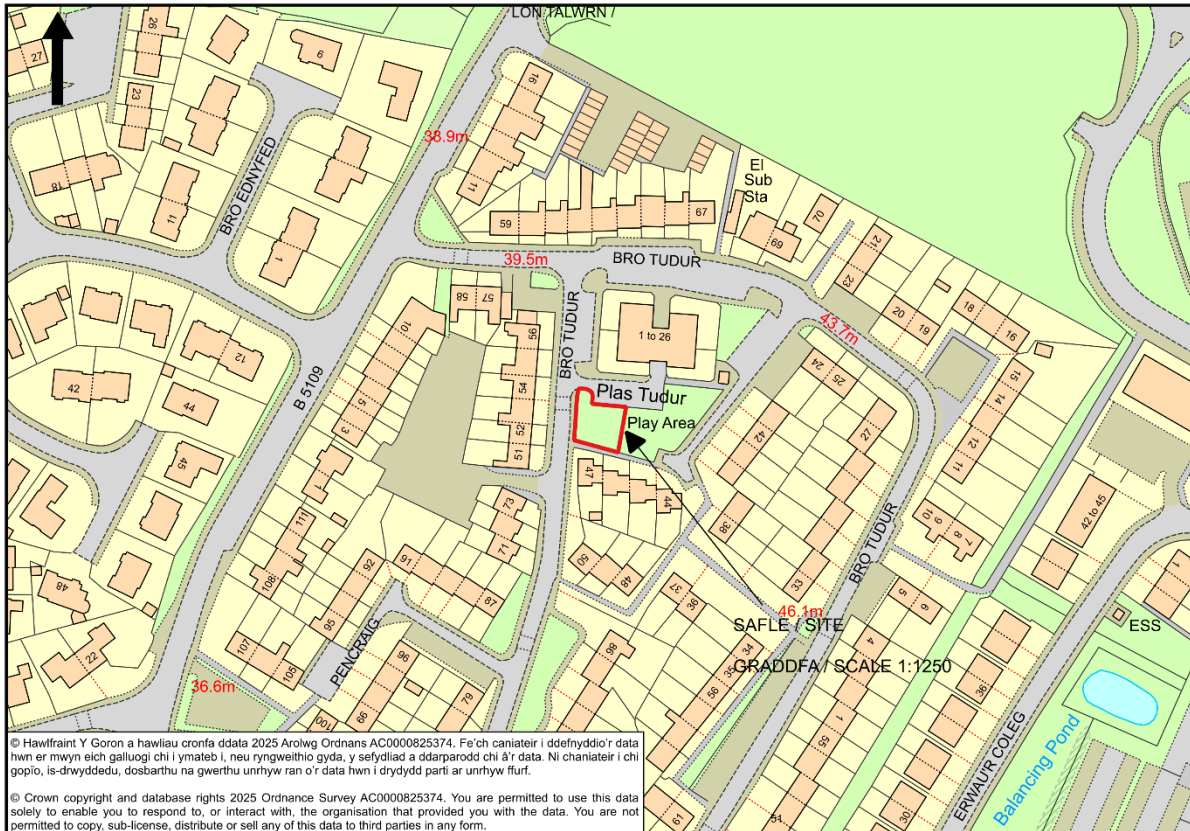
In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.

Application Reference: FPL/2026/6

Applicant: Llangefni Town Council

Description: Full application for the construction of a new enclosed Multi Use Games Area (MUGA) together with the erection of fencing at

Site Address: Tir ger Plas Tudur, Llangefni



Report of Head of Regulation and Economic Development Service (Joanne Roberts)

Recommendation: Permit

Reason for Reporting to Committee

The land subject of the application is Council owned land.

Proposal and Site

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

The area of land is located adjacent to an existing play area, amongst existing dwellings on the Bro Tudur housing estate in Llangefni.

Key Issues

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

Policies

Joint Local Development Plan

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

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

Response to Consultation and Publicity

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

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

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

Relevant Planning History

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

Main Planning Considerations

Introduction

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

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

Policy Considerations

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

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

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

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

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

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

Ecology & Biodiversity

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

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

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

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

Highways

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

Conclusion

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

Recommendation

That the application is permitted subject to the following conditions:

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

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

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

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

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

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

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

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

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

The development plan covering Anglesey is the Anglesey and Gwynedd Joint Local Development Plan (2017). The following policies were relevant to the consideration of this application: PCYFF1, PCYFF2, PCYFF3, PS5, ISA2, PS19, AMG5.

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