

PLANNING COMMITTEE	DATE: 23/03/2026
REPORT OF THE ASSISTANT HEAD OF DEPARTMENT	

Number: 1

Application Number: C25/0052/25/LL

Date Registered: 30/01/2026

Application Type: Full

Community: Y Faenol

Ward: Y Faenol

Proposal: A second submission of an application to change the use of the existing B1 office unit into mixed-use consisting of a medical outpatient unit (use class D1) and office space (B1).

Location: 14 Llys Castan, Ffordd Y Parc, Parc Menai, Bangor, LL57 4FH

Summary of the Recommendation: TO REFUSE

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1. Description:

- 1.1 This latest application is a resubmission of an application refused in November 2025 under reference C25/0588/25/LL for a change of use from an office (Use Class B1) to a mixed-use Office/Medical Outpatient Unit (Part use class B1 and part D1) within a vacant unit at Llys Castan located on the northern outskirts of Parc Menai, Bangor. Internally, the proposal would involve converting the ground floor offices into a reception/office, 4 consultation rooms, 2 treatment rooms, a sterilisation room, a stock room, a dental room, and a boardroom. There will be no internal change to the first floor.
- 1.2 The unit is within Parc Menai which has been designated in the LDP as the Main Business Site of the Sub-regional Centre and is served by an unclassified county road network with a junction to the south-east of the A487 trunk road. The site plan indicates that there will be 13 parking spaces immediately adjacent to the unit. The building also has the use of 13 additional parking spaces adjacent to the unit and therefore has a total of 26 parking spaces. The site is also located within the Dinorwig Landscape of Outstanding Historic Interest by CADW.
- 1.3 In support of the application, detailed information was submitted by the agent and the applicant which includes a Planning Statement, a Sequential Test Statement and supplementary documents. A Planning Statement notes that the proposal seeks to create a new Specialist Medical Outpatient Centre. The outpatient centre would be available to all and would aim to provide suitable access to high-quality specialist medical/dental care to the community. It is also noted that it is essential that the site is located in a sustainable and accessible area and that an outpatient centre must be located in a central area. Due to the nature of the proposal, and the fact that people attending the centre may be seriously ill, on sedation, receiving a potentially life-changing diagnosis, it is argued that having adequate on-site parking and drop-off points is essential, to allow easy access to the medical unit.
- 1.4 Normally, this request would be decided under delegated rights but correspondence was received from two local members calling in this application to committee.

2. Relevant Policies:

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.
- 2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the 7 well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-26, adopted 31 July 2017

PS 1: The Welsh Language and Culture

ISA 1: Infrastructure provision

ISA 2: Community facilities

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable development

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place-shaping

PS 13: Providing opportunities for a flourishing economy

CYF 1: Safeguarding, allocating and reserving land and units for employment use

CYF 5: Alternative uses of current employment sites

PS 19: Conserving and where appropriate enhancing the natural environment

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 - February 2024)

Technical Advice Note 4: Retail and commercial development

Technical Advice Note 18: Transportation

Technical Advice Note 20: Planning and the Welsh Language

Technical Advice Note 23: Economic Development

3. Relevant Planning History:

3.1 Application/appeal reference. Application address. Description of the proposal. Decision and date.

C08A/0536/25/LL - WALL-MOUNTED VENTILATION UNIT - Approved with conditions 22-09-2008

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C05A/0610/25/LL - ERECTION OF EIGHT UNITS, TWO-STOREY OFFICES WITH PARKING AND LANDSCAPING - Approved with conditions 07-11-2005

C25/0588/25/LL - CHANGE OF USE OF EXISTING B1 OFFICE UNIT INTO MIXED-USE CONSISTING OF A MEDICAL/DENTAL OUTPATIENT UNIT (USE CLASS D1) AND OFFICE SPACE (B1) - Refused 07-11-2025

4. Consultations:

Community/Town Council: No response.

Transportation Unit: I would like to take this opportunity to provide observations on application C26/0052/25/LL, Parc Menai Bangor. The following application refers to a resubmission of an application to change the use of the existing B1 office unit into mixed-use consisting of a medical outpatient unit (use class D1) and office space (B1).

According to the applicant, 18 parking spaces are required for the development and the number of parking spaces available meets these requirements. Along with this, the parking provision is in full compliance with the relevant guidelines.

The site is also located close to a bus stop that offers a wide range of public transport services. This will encourage users of the site to travel in a sustainable manner.

On the basis of the information submitted, from a transport point of view there are no reasons to refuse the planning application.

Welsh Water: Highlight to the applicant that the site is within close proximity of public pressure mains pipes and sewers but that no new development is being proposed within their asset protection zones. The application relies on existing sewer connections and there are no new connections to be made to the public sewer system. Request a condition to prevent additional surface water flows to the sewage system, and guidelines for the applicant.

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Public Consultation:

A notice was posted on the site and nearby residents were notified. The advertisement period ends on 05/03/2026 and objections were received on the following grounds:

- **Conflict with employment land policy:** The site is within Parc Menai, which is a protected Class B employment area. The proposed use of D1 would result in the loss of protected employment land, which is inconsistent with Policies CYF1 and CYF5. Exceptional circumstances have not been shown.
- **Location is outside the town centre:** The proposal is a community facility similar to town centre use and, under Policies ISA2, PCYFF1 and PS15, it should be located within or adjacent to the development boundary.
- **Insufficient sequential test:** The objector deems the assessment of alternative sites to be incomplete, with suitable alternative sites noted. A question arises as to whether the geographic search area is too narrow, given that the proposal aims to serve patients across a much wider catchment area.
- Incorrect information about the previous use of 14 Llys Castan and the marketing period. The unit has been off the market since July 2025 and therefore it cannot be confirmed that there would be no current interest in the unit for employment use. Caffi ni is mentioned as another service that is close to the development - but has now closed.
- **Suspicious community need:** The proposal appears to focus on Plan4Health patients rather than on providing a local essential community service as required under ISA2. Dental elements remain central even though they have been removed from the formal description.
- **Traffic and parking concerns:** The demand for parking has been significantly underestimated, and there is a lack of parking spaces available for the number of staff. Noting that it is contrary to CSS Cymru Parking standards 2014. The location is poorly served by public transport, making it an unsustainable option for all-day patient access. No information has been submitted regarding a public transport timetable. This is contrary to TRA2 and TRA4.
- **Previous reasons for refusal remain unresolved:** The amended application does not address the core policy conflicts identified in refusal C25/0588/25/LL.

As well as the above objections, objections were received that were not material planning objections and these included:

- Significant concerns and lack of information about the proposed dental service delivery model and its wider impact, the operating model and diagnostic equipment/methods.
- Concern that it would increase demand on NHS services and waiting lists rather than meet capacity.

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- Concerns about viability and offering a tiered access system giving an advantage to those who pay.
- Concern that another similar practice would harm the business and employment model of an existing local practice.
- Financial and Business Sustainability Risks
- Floor plans showing dental equipment are inconsistent with the use described as "medical only".
- There is no evidence of any partnership with the NHS despite claims that the facility would reduce pressure on NHS services.

Correspondence was received from two local members supporting this application and commenting on the application on the basis:

- that the proposed provision would be very appropriate to the location
- it would offer an important resource and match the services already available at Parc Menai
- that a precedent has been set for Parc Menai's business park status
- there is a local need for the service
- there is no reasonable alternative site - the High Street site would not be suitable for patients who will need a 'pick-up/drop-off' outside the door
- the arrival of Coleg Menai's 'major site' to the park has also made it clear that PEDW does not profess Parc Menai's 'business' status in the same way as the planning department
- that refusing the application is unreasonable.

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5. Assessment of the material planning considerations:

The principle of the proposal

- 5.1 In accordance with Policy PS13 and Policy CYF1 of the LDP, the site and unit are safeguarded for employment use in Use Class B1. The proposal would involve changing the use of the unit to mixed-use within Classes B1 and D1 (non-residential establishments). The safeguarded and designated employment sites within the LDP (in accordance with Policy CYF1) are based on the findings of the Employment Land Review held in 2012. The Local Development Plan attempts to ensure that a sufficient and appropriate provision of lands is available for employment purposes. It is considered appropriate to ensure that these lands are retained as much as possible because they are located in places that are close to where people live, and as these sites support local economic growth. Furthermore, the 'North Wales Regional Employment Land Strategy' has been prepared, which identifies a portfolio of strategic employment land and attempts to identify how these sites can satisfy the demand during the Regional Plan's lifetime. In accordance with Policy CYF1 the Parc Menai site is defined as a Principal Employment Site and within the 'Regional Employment Land Strategy', the Parc Menai site is recognised as a Sub-regional Strategic Site.
- 5.2 In accordance with Policy CYF5 (alternative uses of existing Employment Sites), proposals to release land in Use Class B1, B2 or B8 on existing employment sites protected in accordance with Policy CYF1 for alternative uses are only permitted in special cases and only where one or more of the criteria contained in the policy can be met. Those criteria state as follows:
- “1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use, or;*
- 2. There is an overprovision of employment sites within the vicinity, or; 3. The current employment use is having a detrimental effect on amenities and the environment, or;*
- 4. The development would not have a detrimental effect on employment uses at adjacent sites, or;*
- 5. There is no other suitable alternative site for the proposed use, or;*
- 6. If the site is used for short-term use (temporary), that appropriate restoration measures are in place to the satisfaction of the Local Planning Authority.”*
- 5.3 In addition to the policy requirements of CYF 5, further guidance on these criteria can be found in the 'Supplementary Planning Guidance: Change in use of community facilities and services, employment sites and retail units' (adopted in January 2021) which states that most of the criteria as listed need to be met when considering applications for alternative uses of employment sites.
- 5.4 This application contains additional information to seek to provide evidence that the proposal complies with the policy criteria.
1. The first criterion states that it needs to be proven that the unit is unlikely to be used in the short and medium term for its original purpose or for safeguarding use (Use Class B1). Appendix A, provided by a chartered surveyor in 'BA Commercial' to correspond with the Design and Access Statement, states that the unit is currently vacant and has been advertised by BA Commercials since November 2023. According to appendix B, which was also provided by a 'BA Commercial' chartered surveyor, rental agreements for the first floor of the building technically expired on 20/01/2024 and the ground floor on 08/11/2024. Therefore, the entire unit has been actively and consistently marketed since around May 2024. This includes marketing on their own website as well as through well-known and national sites such as Zoopla and Rightmove. According to the

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planning statement, only 3 enquiries have been received regarding the unit where two were related to office use, and one related to the use of the unit as a veterinary practice. The limited interest received suggests a low demand for office space in the area and the local surveyor confirms a limited demand for such office space.

An objection to the previously refused application under reference C25/0588/25/LL states that the unit was recently used as an NHS Training Centre and therefore suggests that the unit has only been vacant for a short time. It is therefore questioned whether the unit is likely to be re-used in the short or medium term for the protected use of the unit as a Class B Use. Following further enquiries with the estate agents, the Planning Statement of this current application states that Betsi Cadwaladr Health Board has taken out a short-term lease on the first floor of the unit to be used as a training facility. However, they did not have much use of this space and did not renew the lease, and therefore left the site. It should be emphasised that this use was only partially for the first floor, and as the use would be for the NHS Training Centre, this would not be equivalent to a Class B1 use. Therefore, the planning statement by the agent notes that this cannot be relied upon as proof that there is a continued demand for the unit as a B1 use, as the use in question is not considered a protected use. It is noted that this information is irrelevant as planning permission had not been granted for this temporary use.

The explanation of policy CYF 5 states 'when considering the release of existing employment sites it will be essential to ensure that the integrity of the employment site is not compromised specifically because it meets the needs of local employment. Furthermore, it would be necessary to ensure that any potential use is not in conflict with the employment use remaining on the site.' In this sense, it is not believed that the use of one of the smaller units, where there are still a number of similar units available, would have a negative impact or compromise the integrity of the employment site. It is also not considered that the use would conflict with the employment use that remains in the vicinity and on the wider site, as many of these provide specialist and professional services to a very limited number of customers, i.e. it is not an intensive use and the associated coming and going is very low.

2. The second criterion relates to proving that there is an oversupply of employment sites within the vicinity.

The planning statement notes that approximately 13,975 sq ft of B1 use floor space is currently available and is actively marketed within Parc Menai's existing employment allocation. Table 5.1 in the planning statement shows two B1 use units marketed by BA Commercial, three B1 use units marketed by Legat Owen, and B1 use office units marketed by Cooke&Arkwright. Looking at the overall employment allocation in the LDP, it is noted that there is significant capacity within the employment allocation if further development of B1 use is required in the future. Therefore, it is unlikely that the loss of part of the B1 office occupancy in this unit would result in a significant shortage of B1 capacity within the allocated employment site. The statement also notes that, following recent planning permission, other units within the site have shown a lack of demand for B1 use and that the Local Planning Authority has considered alternative uses for the units, for example for D1 health purposes. Nevertheless, it is important to note that some of the uses that have been permitted are more specialised and less suitable for town centre development.

Having regard to the above evidence, it is considered, at present at least, that there is an over provision of B1 units in Parc Menai given the total area of vacant floor space already within the Parc, i.e. the Parc is under capacity for the supply of Class B1 Use property/land. It was also

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highlighted that a change of use from B1 Use Class to D1 Use Class still offers a commercial/business use, supporting local employment and the local economy.

3. The third criterion states that the current employment use should not have a detrimental effect on amenities or the environment. The legal and established use for the unit is B1 Use Class, which complies with the protected use of the unit itself for office use. These uses comply with and are in keeping with the business use of Parc Menai as a whole and there are no negative impacts resulting from such use. However, it is considered that the use of the unit for a clinic's medical outpatient centre would not adversely impair the character or integrity of neighbouring uses due to the nature and scale of use itself and that external alterations to the existing building will not be required and the alterations will be limited internally and will be reversible.

4. The fourth criterion states that development should not have a detrimental effect on the employment use of adjacent sites/units. It is noted that the attendees would visit on an appointment scheme only and that such an arrangement would not intensify the use of the unit to such an extent that it would alter and undermine the character of the area at the expense of general amenities.

5. The fifth criterion states that it should be proven that there is no suitable alternative site for the proposed use. That is, depending upon the proposed use and whether there is another site that would meet the requirements, without the need to make use of a site that has been safeguarded for employment purposes. In addition to the details submitted in the planning statement, a Sequential Test was submitted which mentions alternative sites in the city centre and within a 3-mile radius of Bangor City centre, and units with a floor space between 250m² and 1000m². These sites have been disregarded for various reasons which are mentioned below:

- given the nature of the proposed use, suitable accessibility is particularly necessary for older patients and those with a disability
- that they are not suitable for parking and providing suitable drop-off areas throughout the day for patients
- lack of convenient vehicle access
- loss of A1 retail use and difficulties in obtaining planning permission to change from class A1 to D1
- suitability and size of sites
- due to the nature of the medical treatments (some receiving sedation) and the severity of many of the patients, a town centre location is neither suitable nor safe
- the site has already accepted an offer.

Correspondence was received from Cassidy + Ashton on behalf of a local objector, and the document reviews alternative properties in the area to assess whether the applicant has considered all appropriate options. They identified two alternative sites that had not been considered by the applicant. One site on the High Street meets the applicant's requirements in terms of size. However, the second mentioned premises are not rented property and therefore not suitable for the applicant. Nevertheless, this assessment shows that there are other potential options available in the city centre.

The type of use proposed as part of this proposal is one that is located in the middle of streets and in a town centre. Strategic policy 15 of the Joint Local Development Plan seeks to protect and enhance the vitality and viability of town centres and their retail, service and social functions. Allowing this proposal outside a town centre could have a negative impact and undermine the objectives of the Bangor City Centre Regeneration Plan. The aim of the Regeneration Plan is to increase activities and uses in the city centre and it is considered that locating a community

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facility such as a medical centre, which also offers a dental service, on a site on the outskirts of the city would further undermine the activity, function, and role and viability of Bangor city centre as a Sub-regional Centre. The sequential test has identified several vacant units in Bangor City Centre which emphasises the importance of ensuring that such developments are located in a town centre, and it is not entirely clear from the information submitted that all available options have been considered.

In accordance with the last section of Policy MAN 1, new retail, commercial and leisure developments outside the defined town centres would need to be supported by evidence of the need for additional provision, and satisfy the sequential method. In this case, it is not considered that sufficient evidence has been submitted to satisfy the sequential approach and therefore there is a risk that it could undermine the activity, function and viability of Bangor city centre and therefore the proposal does not comply with policies PS 15 and MAN 1 of the LDP.

6. The sixth criterion does not apply to the proposal, which is the subject of this application, as it does not involve the use of the site/unit for short-term/temporary use. Despite this, should the application be acceptable in terms of other policies, a personal condition may be imposed on any permission to ensure that the building would be returned to B1 use should this use end in future.

- 5.5 Considering the above assessment, the proposal is not acceptable based on the information and evidence submitted with the application, and, as insufficient evidence has been provided to prove that there is no other suitable alternative site for the proposal's use, it is considered that the proposal does not comply with the requirements of criterion 5 of policy CYF5 of the LDP as well as policies PS 15 and MAN 1 of the LDP.
- 5.6 In considering the principle of a proposed use it should be ensured that the proposal complies with all the criteria contained in Policy ISA 2 (community facilities) of the LDP. In this context, and for the purpose of the policy, it is confirmed that community facilities include 'facilities used by local communities for health purposes...and any other facility that perform the function of serving the community'. In accordance with policy ISA 2, new community facilities will be permitted as long as the proposal is located within or adjoining development boundaries but within clusters where the proposal will provide an essential facility to support the local community. Criterion v of policy ISA 2 states that the proposal should be easily accessible by foot, bicycle and public transport. The planning statement states that the proposed location at Parc Menai is accessible and that Bangor has significant transport facilities. The proposed site is within 45m of a bus stop offering a number of different bus services.
- 5.7 Given the above assessment, and despite the acknowledgement of all the background information submitted to explain the specialist and relatively unique nature of the proposed facility, it is considered that the proposal is unacceptable based on principle as the proposed community facility is not located within the development boundary, near a development boundary or within a cluster, and it is therefore contrary to criterion 1 of policy ISA 2 together with policy PCYFF1.

Visual amenities

- 5.8 As referred to above, minor alterations are intended to be carried out on the unit and these will be internal alterations and to this end, therefore, it is considered that the proposed use will not undermine the visual amenities of this part of the business park and will also not adversely affect the designation of the area as the Dinorwig Landscape of Outstanding Historic Interest by CADW. It is therefore deemed that the proposal is acceptable on the grounds of the requirements of policies PCYFF3 and PS20 of the LDP.

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General and residential amenities

- 5.9 The unit is within an established commercial area comprising uses such as offices and light industry on the northern outskirts of Parc Menai. There are nearby designated parking spaces for these units and, given the commercial nature and character of the local area, it is not believed that the use of the unit as a dental practice would undermine the general amenities of adjacent users based on noise disturbance, given the fact that the patients visiting the dental practice would be via appointment only, and that such an arrangement would not intensify the use of the unit to such an extent that it would change and undermine the character of the adjacent area to the detriment of general amenities. It is therefore considered that the proposal is acceptable based on the requirements of policy PCYFF2 of the LDP.

Transport and access matters

- 5.10 The unit is served by an unclassified county road network with a junction to the A487 trunk road to the south-east of Parc Menai itself. There are 13 designated parking spaces earmarked for users of this unit. The building also has the use of 13 additional parking spaces adjacent to the unit and therefore a total of 26 parking spaces as set out in the marketing brochure. Policy TRA 2 of the LDP states that parking provision for all modes of transport should be in accordance with the Councils' Parking Standards. Comments were received from the Transportation Unit stating that the applicant required 18 parking spaces for the development and that the number of parking spaces available on the site met these requirements. Along with this, the parking provision is in full compliance with the relevant guidelines. The site is also located close to a bus stop that offers a wide range of public transport services. This will encourage users of the site to travel in a sustainable manner. On the basis of the information submitted, from a transport point of view there are no reasons to refuse the planning application.
- 5.11 The CSS Cymru document states that the interpretation of the parking standards falls on the local planning authorities themselves and there is flexibility in the standards to take into account the unique circumstances of each development. These considerations include access considerations for public transport; car sharing; the number of full-time/part-time employees; the site's accessibility by walking and cycling; the possibility of congestion along the local streets and the locations of private/public parking spaces near the site.
- 5.12 It is noted that concerns have been received from an objector that there is a shortage of appropriate parking spaces for the number of staff who will be working in the unit and the provision of public transport. The objector expressed concern about the accessibility of the site in terms of public transport, considering the distance of bus stops from the site and the suitability for older and disabled people, as well as how frequent the bus services run. The concerns raised are acknowledged and deemed to have been fully considered, but further views are awaited from the Highways Unit to ascertain the situation.
- 5.13 Policy PS 5 of the LDP states that developments that can show that they are in-keeping with sustainable development principles by, for example, reducing the need to travel by private transport and encouraging opportunities for all users to travel when required as often as possible by means of alternative modes, placing an emphasis on walking, cycling and using public transport will be supported. Policy PS4 states that developments must be located to reduce the need for travel, supporting transport improvements that enhance accessibility for every mode of transport but especially on foot, bike and public transport. Policy TRA 4 reiterates the principles of both these policies by stating that development should be designed in a way that promotes the most sustainable modes of transport, placing particular attention on, for example, pedestrians

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(including persons with prams and/or young children); disabled people and people who have mobility problems and specific access needs; cyclists and public transport.

- 5.14 Based on the information in the planning statement, it is not considered that the proposal would undermine relevant local and national sustainable requirements and objectives. It is, therefore, believed that this current proposal is acceptable based on the requirements of Policies PS4, PS5 and TRA4 of the LDP.

Language Matters

- 5.15 In accordance with the Planning (Wales) Act 2015 it is a duty when making a decision on a planning application to give consideration to the Welsh language, where relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), and Technical Advice Note 20.
- 5.16 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Unique and Sustainable Communities' (adopted July 2019), provides further guidance on how it is expected for Welsh language considerations to be incorporated in each relevant development.
- 5.17 Although this current proposal is not the subject of a Welsh Language Impact Statement / Assessment, according to thresholds noted in Policy PS1 of the LDP, guidance is provided in terms of the type of relevant applications where consideration must be given to the Welsh language in Appendix 5 (The Screening Procedure) of the SPG (sections Ch to Dd). The guidance included within Appendix 5 notes that every retail, commercial or industrial development where there is no need to submit a Welsh Language Impact Statement / Assessment should demonstrate how consideration has been given to the language. To this end, general information was submitted in the Planning Statement which confirms that the practice will commit to providing internal and external bilingual signage to advertise the site. The statement also notes that having staff who can converse in Welsh is essential for the business as they can provide a more effective and personal service to the customers. It is considered that future users of the site will recognise this and will seek to employ new local Welsh-speaking staff as this would improve customer service as well as support the local Welsh-speaking community. The information submitted shows that consideration has been given to the Welsh language to meet the requirements of this policy.

Biodiversity matters

- 5.18 Chapter 6 of Planning Policy Wales (PPW) deals with green infrastructure, net benefit to biodiversity and the protection afforded to Sites of Special Scientific Interest, trees and woodlands. A Green Infrastructure Statement has been submitted with the application and in considering this statement in the context of the content of Chapter 6 of PPW it is believed that no biodiversity issues arise that have any significant influence on the decision and therefore it is believed that this application meets the requirements of PPW, together with policy PS 19 in the LDP.

Response to the public consultation

- 5.19 An objection has been received about the impact of the proposal on an existing neighbouring dental practice with reference to matters including competition and the impact on existing business, as well as on the economic sustainability of the employment area. A number of concerns were raised about the business model, the viability of the service, and the belief that the proposal does not demonstrate that it would provide actual additional capacity without increasing

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strain on NHS resources. It is also noted that another similar practice would harm the business model and employment of an existing local practice, and that the risk of direct competition could lead to lower prices, compromise on the service and lower standards. The matters raised in this objection are not planning considerations. It is considered that all other comments received from the public have been addressed within the report.

6. Conclusions:

6.1 Taking into account the information submitted as part of the application and the responses received, based on our assessment above it is concluded that the provision of an Outpatient Medical Unit on this site, which has been designated and protected for use within Use Class B1a of a sub-regional Strategic Employment Site, would be contrary to the policies noted above. To this end, therefore, it is recommended that the application be refused for the reasons set out below.

7. Recommendation:

7.1 To refuse – reasons

1. The proposal is contrary to Policy CYF5 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 which states that proposals to release land on existing employment sites safeguarded for Use Class B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in exceptional circumstances. Based on the information submitted, no special circumstances have been proven. Furthermore, the Local Planning Authority is not convinced that no other suitable alternative sites within the development boundary for the proposed use have been proven.
2. The proposal is contrary to the requirements of Policies PS15 and MAN 1 of the Anglesey and Gwynedd Joint Local Development Plan 2011-2026 which resist developments that detract from the vitality and viability of town centres in retail areas, maximise opportunities to reuse suitable buildings in town centres and restrict the extension of retail and leisure developments outside town centres unless they are supported by evidence of the need for additional provision, and meet the sequential approach set out in national planning policy.
3. The proposal is contrary to the requirements of Policies PCYFF1 and ISA2 of the Anglesey and Gwynedd Joint Local Development Plan, 2017 which state that new developments and new community facilities should be 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.