

PLANNING COMMITTEE	DATE: 27/04/2026
REPORT OF ASSISTANT HEAD OF DEPARTMENT	

Number: 2

Application Number: C25/0705/11/LL

Date Registered: 06/10/2025

Application Type: Listed Building

Community: Bangor

Ward: Glyder

Proposal: Demolition of rear extensions and erection of a new two-storey extension along with landscaping works, erect a bicycle and bin storage building, and rearrange car park layout

Location: Coleg Menai, Friars Building, Coleg Menai Ffriddoedd Road, Bangor, Gwynedd, LL57 2TS

Summary of the Recommendation: TO APPROVE WITH CONDITIONS

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1. Description:

- 1.1 Full planning application for the demolition of rear extensions and erection of a new two-storey extension, along with landscaping, bicycle storage spaces and changing the parking layout.
- 1.2 The main building, which is visible from the road, is a very impressive two-storey building made of stone with stone windows and built around 1899. This building replaced a former school on other sites within the City, and the original site was on the site of a monastery, which is the background to the school's name, "Friars" as it is known today. Evidence exists which shows that the school has evolved and developed over time, and by the 1940s this was the building that exists now. Two other separate buildings form part of the site, but these do not form part of this application.
- 1.3 The site was still in use as a school until 1999 when the school was relocated to a new site, and Coleg Menai moved to the site until March 2025 after which the site stood vacant. The University has purchased the site in order to relocate the Business School, and the land to the north and east of the site is already part of the University campus.
- 1.4 The proposal involves demolishing the two-storey rear section, the 1930s section and erecting a new modern two-storey extension to enable teaching rooms to be brought up to modern standards. The plan is to locate the extension on the same footprint as the section to be demolished but rather than in a cross shape it would be squarer in shape and would measure approximately 28m by 26m with a height of 12.5m.
- 1.5 The extension would be a mix of light grey/red brick and red aluminium cladding. The front elevation, which is the southern elevation facing Ffriddoedd Road, will remain as it is, as this is the original part and no change is proposed here. On the western side of the main building, it is proposed to remove the existing car port and also remove mechanical ventilation equipment from the roof and install new vents. The new extension would connect to the main building and would be of a modern design with two pitched roofs mirroring the ridge of the main building. The lower section would be made of red brick and the upper level covered with red zinc cladding. Glass panes up to the higher level will connect the extension to the main building, with long glass panes at the centre and end of the extension.
- 1.6 A large section of the main building will still be visible on the rear (northern) elevation, along with the new modern section. This section of the extension would measure approximately 26m with a height of 12.5m, and again the materials would be a combination of red brick and red aluminium cladding. Sections of the roof would be flat (to accommodate the ventilation mechanism and equipment) and other sections would have a pitched roof. It is proposed to have glass panes along half of the rear elevation on the lower level, with 5 on the first floor and 3 windows within the roof. Rainwater goods have been incorporated within the design to be covered, but with several rainwater pipes running down the back.
- 1.7 On the eastern side (facing Neuadd Reichel) the extension would again reflect the main building with pitched roof sections but it is also proposed to install fins which will mirror the pitched roof but will again cover the mechanical equipment. Solar panels are planned to be installed on the new extension in concealed places.
- 1.8 Within the new extension there would be two large lecture halls, a general teaching room, toilets and seating areas along with the corridors, stairs and external doors. It is also proposed to install a new lift here. The second floor of the extension would contain the space for the two lecture halls

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along with seating areas, toilets, plant rooms and stores. This would then connect back to the main building.

- 1.9 Internal restoration works within the main building also form part of the application, these do not require formal planning permission, but they have been assessed within the associated listed building application.
- 1.10 The proposal involves an element of re-using some materials from the extension to be demolished, such as the iron handrail which will be relocated within the curtilage as a feature.
- 1.11 Landscaping work, rearranging the parking provision and creating bicycle storage spaces also form part of this application. As already noted, the site is a former school and college with a long-established parking provision for 64 cars. The main entrance to the site from Ffriddoedd Road remains unchanged, with the road within the site remaining one-way. It is proposed to rearrange the parking provision to create 62 parking spaces, with 4 disabled spaces. A public transport shelter is located approximately 400m in front of the site.
- 1.12 It is proposed to demolish the existing bins and recycling storage building on the north-east side of the site and relocate it to the west side near the playing field. The new building would measure 4.2m by 4.9m with a height of 2.4m, with red brick to match the new extension and double iron doors. It is also planned to install 8 bike shelters in the same location which will allow for the storage of 10 bikes per shelter, along with one locked secure bike storage unit that can store 6 bikes.
- 1.13 In terms of landscaping, it is also proposed to facilitate the link between this site and the University site next door by creating a new path to connect the two sites. It is planned to create a new opening within the hedge on the eastern side of the site and create a new tarmac path. In terms of landscaping, it is planned to create an area of wildflowers near the bike shelters and install flower planters around the site. It is also proposed to install bird and bat boxes around the site, on the trees at the front of the site and on the building.
- 1.14 The site lies within the development boundary of the City of Bangor but outside the central area. There are University sites near this site and adjacent residential dwellings. The building is a grade II listed building.
- 1.15 Wildlife surveys, a design and access statement, a transport statement, drainage issues, a Welsh Language statement, green infrastructure statement and an archaeological survey were submitted. The application was submitted to the Committee due to the size of the site which is more than 0.5ha.

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 (Wales) Act 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

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ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

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 3: Further and Higher Education Developments

PS 4: Sustainable transport, development and accessibility

TRA 2: Parking standards

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PS 6: Alleviating and adapting to the effects of climate change

PCYFF 1: Development Boundaries

PCYFF 2: Development Criteria

PCYFF 3: Design and Place Shaping

PCYFF4: Design and Landscaping

PS 20: Protecting and where appropriate enhancing heritage assets

PS19: Conserve and where appropriate enhance the natural environment

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 12 – February 2024)

Technical Advice Note (TAN) 24: The Historic Environment.

Technical Advice Note (TAN) 12: Design

Managing Changes to Listed Buildings in Wales

3. Relevant Planning History:

3.1 C98A/0007/11/CR use of the building for educational purposes, two extensions, fire stairs, additional car park and demolition of some internal walls – Permitted 20/02/1998

C98A/0017/11/LL use of the building for educational purposes, two extensions, fire stairs, additional car park and demolition of some internal walls – Permitted 14/02/1998

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C99A/0035/11/CR Installation of two air handling units and associated duct works – Permitted 19/03/1999

C99A/0301/11/CR I) reduce the size of two air handling units for which listed building consent was granted under reference C99A/0035/11/CR II) provide an additional air handling unit III) provide louvres in the existing dormer IV) demolish a chimney stack and rebuild it in the same form to contain a ventilation flue V) provide a handrail along the fire escape route on the first floor – Permitted 21/08/1999

C99A/0560/11/HY – Permitted 05/01/2000

C99A/0556/11/CR continued use of the building for educational purposes: internal and external alterations; louvres in existing dormers, ventilation grilles and doors (part 2) – Permitted 06/01/2000

C99A/0557/11/LL continued use of the building for educational purposes; internal and external alterations; louvres in existing dormers, ventilation grilles and doors (part 2) – Permitted 01/12/1999

C99A/0660/11/HY signs (revised application) – Permitted 14/02/2000

C00A/0091/11/LL siting of temporary building for 6 months – Permitted 29/03/2000

C00A/0621/11/CR variation of condition on consent number C99A/0301/11/CR to allow change of colour of ventilation units – Permitted 19/01/2001

C06A/0481/11/CR External alterations to roof – Permitted 07/09/2006

C09A/0483/11/LL install a temporary portacabin at the rear of the building and create an opening to connect it to the existing building – Permitted 03/11/2009

C09A/0466/11/CR install a temporary portacabin at the rear of the building and create an opening to connect it to the existing building – Permitted 11/01/2010

C09A/0612/11/CR installation of internal platform lift (for carrying goods) – Permitted 29/01/2010

C12/1275/11/CR Construction of canopy over a parking space at the side of a building – Permitted 12/12/2012

4. Consultations:

Community/Town Council: Not received

Transportation Unit: I refer to the above application to demolish rear extensions and erect a new two-storey extension along with landscaping works, erecting a bicycle and bin storage building and reconfiguring the car park at Coleg Menai.

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Parking

As there is no expected increase in the level of traffic activity on the site, the current number of parking spaces is considered sufficient for the proposed scheme

Access for Buses

As stated in the Transport Statement, access to public transport services is within an acceptable walking distance of the site, providing a regular and consistent service.

Walking and Cycling Links

We welcome the plan to provide a significant number of bicycle parking spaces together with the proposed path to the Reichel Building, we see this as a positive step towards promoting active travel for staff and students of the college. To ensure the safety of cyclists from mixing with vehicles, the applicant proposes a safe and direct route that avoids travel through the car park, which allows cyclists to reach the bicycle parking area safely.

For information to the applicant, in the near future Trem Elidir will be changed to a Quiet Route, creating an opportunity for the site to integrate with a new active travel route on Penrhosgarnedd Road

Conclusion

Following our comments, I confirm that the Transportation Unit has no objection to this application. However, we request that the following condition be included with any permission given:

CONDITION

The applicant must provide a safe and direct route for cyclists, linking the site entrance to the bicycle parking area, in a manner that avoids travel through the car park

Welsh Water:

Comments 17/02/2026

We refer to your planning consultation relating to the above site, and we can provide the following comments in respect to the proposed development.

Firstly, with respect to the submitted application form and accompanying Drainage Strategy, we acknowledge that the development proposes to discharge both foul and surface water flows to a public sewer.

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FOUL WATER

The proposed development site is located in the catchment of a public sewerage system which drains to Treborth Wastewater Treatment Works (WwTW). We have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

SURFACE WATER

Turning to surface water drainage, as of 7th January 2019, this proposed development is subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore requires approval of Sustainable Drainage Systems (SuDS) features, in accordance with the 'Statutory standards for sustainable drainage systems – designing, constructing, operating and maintaining surface water drainage systems'. However, in this instance, we would advise that there is no agreement to communicate surface water flows into the public combined sewer. Furthermore, Planning Policy Wales highlights that any surface water from new developments should not be discharged to combined systems because of the risk of pollution when combined systems overflow (Para 6.6.3).

Accordingly, as a material consideration within the planning process and in the absence of an acceptable surface water strategy, we specifically request that the accompanying Drainage Strategy does not form part of any approved plans condition or otherwise we request we are re-consulted on receipt of an amended Drainage Strategy.

ASSET PROTECTION

In addition, this site is crossed by public watermains with their approximate positions being marked on the attached statutory public watermain record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs. Having regard to the proposed site plan, it appears the proposed extension would be situated outside the protection zone of the public watermains measured 3 metres either side of the centreline.

We note from the proposed site plan that existing levels may need to be adjusted to maximise accessibility for the new Reichel Path. We would advise it is not permissible to raise or lower ground levels above or within the protection zones of our assets. Therefore, if minded to grant planning permission, we would request that the condition below is included within any planning permission. Please note, the distance specified for these protection zones are indicative and based on industry standard guidelines. However, the depth of the assets will need to be verified on site which may infer greater

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protection zones. For completeness, we recommend the developer refer to their title deeds to confirm if there are any covenants or restrictions associated with the assets crossing the proposed development site.

Also it is recommended that the developer contact our Plan and Protect team (PlanandProtect@dwrwymru.com) to carry out a survey to verify the location of the assets and establish their relationship to the proposed development.

Accordingly, if you are minded to grant planning consent for the above development, we would request that the following Conditions and Advisory Notes are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets:

Condition 1

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 asset and confirm that the required protection zone 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 asset.

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 watermain(s) and avoid damage thereto and in accordance with Development PCYFF 2 of the Joint Anglesey and Gwynedd Local Development Plan.

Condition 2

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

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

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Biodiversity Unit:

Comments 25/03/2026

This is suitable, no objection. Planning should be conditioned in strict conformity to these plans.

Comments 28/01/2026

The GIS provided is suitable – however, the design plans should still be amended to clarify the position of the proposed bat mitigation and the enhancement measures described in the ecological reports and GIS

Comments 02/12/2025

The works will result in the destruction of an active bat roost (identified in the Ecological Impact Assessment) known to be used by at least one common pipistrelle bat. The works also have the potential to disturb bats using other areas of the site that are being retained. In line with the stepwise approach, this loss of habitat must be mitigated.

The ecological report states the following (sec. 4.18): “An application to Natural Resources Wales will need to be made with regards to acquiring a European Protected Species licence in order that the bat roost within Building 2 can be destroyed in the appropriate manner, with consideration of disturbance of common pipistrelles within Building 1. This should include details of a bat tile or bat brick integrated into the new building in as close a position to the existing roost as possible to compensate for its loss.”

I have reviewed the design plans but am unable to identify this proposed mitigation measure. The applicant should amend the design plans accordingly.

All applications of this scale should also be submitted with a Green Infrastructure Statement, explaining how the proposal follows the stepwise approach and achieves a Net Benefit for Biodiversity. I have attached our template for reference.

The Language Unit:

The Statement outlines a clear rationale for the linguistic risk/impact identified in the body of the Statement.

It was encouraging to read that engagement with the local Menter Iaith has been included on the list of mitigation measures, and that the university intends to regularly review the language preferences and use of students and staff as part of the monitoring process.

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Land Drainage Unit:

A re-consultation was sent to the Unit following additional information but at the time of preparing the report no response has been received.

Comments 12/02/2026

A Drainage Statement has been submitted as part of the planning application, which states that surface water from the proposed development is intended to be discharged through an existing connection to DCWW's combined system. For us to be satisfied with the proposed drainage strategy, we will require evidence demonstrating that all higher-priority options within the surface water drainage hierarchy have been thoroughly explored and discounted before progressing to lower-priority discharge destinations.

Priority 2: Infiltration

- The drainage strategy references a ground investigation report containing the BRE 365 infiltration test results; however, we have been unable to locate this document within the planning submission. We request that this report is provided, as evidence of on-site infiltration testing is required to demonstrate that infiltration has been properly considered as part of the surface water drainage hierarchy.

Priority 4: Surface Water System

- Having reviewed the DCWW asset plans, it appears that a surface water system is located approximately 200m to the east of the site. We will require justification as to why this outfall option has not been considered within the proposed drainage strategy.
- We also request that a clearer plan of the existing surface water systems is provided. The current GPR survey (Appendix F) is difficult to interpret due to the presence of numerous additional utilities that are not relevant to the surface water network.

Priority 5: Combined Sewer

- Comprehensive evidence must be provided to justify rejecting all higher-priority options. Due to capacity constraints, Welsh Water are reluctant to accept surface water connections.
- If an existing connection exists, the applicant must demonstrate that the new development will improve flow rate and volume. There are calculations showing a significant improvement in rate. However, we ask that a plan showing a breakdown of the existing and proposed contributing area is also

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submitted.

Until more information and evidence is provided, we offer a holding objection.

Natural Resources Wales: Comments 04/02/2026

We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if the document identified below is included in the approved plans and documents condition on the decision notice:

- (Bat Nocturnal Survey, Ascerta, Ref: P.2232.25, September 2025)

Please note, without the inclusion of this document we would object to this planning application. Further details are provided below.

Protected Species

We have reviewed the following information submitted in support of the application:

- (Bat Nocturnal Survey, Ascerta, Ref: P.2232.25, September 2025)

We note that the bat report has identified that the application site supports 5 common pipistrelle bats roosting in the building B1.

Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended). Where bats are present and a development proposal is likely to contravene the legal protection they are afforded, the development may only proceed under licence issued by Natural Resources Wales, having satisfied the three tests set out in the Regulations (Please also refer to Paragraph 6.3.7 of Technical Advice Note 5: Nature Conservation and Planning). Please note, for the purposes of providing advice at the planning application stage, our comments are limited to the test relating to “demonstration of no detriment to the maintenance of the favourable conservation status of European protected species”.

We consider that the above report provides an adequate basis upon which to consider the potential impacts of the scheme on this species and inform the decision-making process.

We consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range provided the measures set out in the submitted report are implemented.

Therefore, we advise that the following document is included in the approved list of plans / documents condition within the decision

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notice:

- (Bat Nocturnal Survey, Ascerta, Ref: P.2232.25, September 2025)

We also advise that the works are carried out under licence. We refer you to the Chief Planning Officer's letter dated 1 March 2018 which advises Local Planning Authorities to attach an informative regarding licence requirements to all consents and notices where European Protected Species are likely to be present on site.

Please note, any changes to plans between planning consent and the licence application may affect the outcome of a licence application.

Comments 20/10/2025

We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding protected species. If this information is not provided, we would object to this planning application. Further details are provided below.

Protected Species

We have concerns about the above proposal and advise that further information is submitted in support of the application to assess the impacts of the proposal on bats, as European Protected Species. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 (as amended).

We have reviewed the following information submitted in support of the application:

- Draft Ecological Impact Assessment, BWB, Reference 244949-BWB-ZZ-XX-T-EE 0002, 22/08/25.

We note that the submitted report has identified that bats may be present at the application site. However, section 5.8 and 5.9 of the report advises that further survey work is required in the form of emergence surveys. We concur with this advice. The report states "Further surveys have been undertaken, with results pending".

We advise that the additional survey work recommended in the report is undertaken and results submitted prior to determination of the application. Surveys should be undertaken in accordance with published best practice. If evidence of bat use is found, suitable avoidance, mitigation or compensation measures should also be provided as appropriate to the species and their use of the site.

Based on the application, as submitted, we are unable to provide your Authority with any assurance that the proposal would not be

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likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

HENEB:

Thank you for consulting us on the above applications. I have reviewed the additional information provided and write to advise that the proposed work may have archaeological impact.

The Level 3 building record recently completed establishes the development chronology of the site, identifying distinct construction phases, and confirms that the section of the building proposed for demolition—the southwest wing—was constructed in the early 20th century, shortly after the completion of the main Friars building, and therefore forms part of the earliest phase of development on the site.

The findings indicate a moderate potential for the presence of in situ structural remains or foundations associated with earlier phases of occupation on the site, namely non-extant structures as evidenced in cartographic and photographic sources. Any such evidence contributes to the understanding and appreciation of the former school and its setting, both individually and within the broader historical development of the site.

Furthermore, consideration must be given to the possibility of encountering archaeological remains or deposits connected to the early medieval burials recorded within the playing field, as related evidence may extend into the surrounding area. The application documents do not provide details of ground-intrusive works located outside the red line boundary that nonetheless form part of the scheme; but excavation within the adjacent fields may expose archaeological remains or deposits associated with this activity.

As such, if the local authority is minded to grant permission, the proposed development will include ground disturbing works on a site of archaeological potential. Any newly encountered archaeological remains would enhance the wider understanding of the area and of the site's development. Ensuring any yet undiscovered archaeological material is not unduly destroyed or lost, contributes to the preservation of heritage, and also has the potential to improve our wider understanding.

In light of the above comments and in accordance with Planning Policy Wales 12 and TAN24 The Historic Environment, it is recommended that, should planning and listed building consent be granted, the local planning authority should require the implementation of proportionate, archaeological mitigation. The following condition wording is suggested to secure such work:

(i) No development (including demolition, site clearance, excavation works etc.) shall take place until a specification for archaeological work has been submitted by the applicant (or their agent or

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successors in title) and approved in writing by the Local Planning Authority. The development shall be carried out and all archaeological work completed in accordance with the approved specification.

(ii) A detailed report on the archaeological work required by condition (i) shall be submitted to the Local Planning Authority within 6 months of completion of archaeological fieldwork and must then be approved in writing by the Local Planning Authority.

Reasons: 1) To ensure the implementation of an appropriate programme of archaeological mitigation in accordance with the requirements of Planning Policy Wales 12 and TAN24: The Historic Environment.

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

The archaeological mitigation work is expected to comprise a formal programme of archaeological monitoring and recording, together with supporting research, analysis and reporting as appropriate to the observations made. Sufficient time will need to be allowed in the development programme to respond to any archaeological discoveries made during the archaeological monitoring and recording.

All elements of archaeological work must be undertaken by a professional archaeological firm with relevant expertise, a database of which can be found here <https://www.archaeologists.net/civirm-contact-distance-search> (Chartered Institute for Archaeologists). The appointed archaeological contractor must agree a specification for the work with us in advance of the project.

Fire:

The Fire Authority has no observations regarding access for Fire vehicles and water supply.

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Public Consultation: A notice was posted on the site and nearby residents were notified. The advertising period has expired and correspondence was received providing comments based on:

- Support continued use of the building for educational purposes
- The heritage statement is poor
- Re-use of building materials
- It's not just the front of the building that is listed
- Transport statement and specific working times
- Lack of consultation
- Impact on the Community Garden
- The Welsh Language

5. Assessment of the material planning considerations:

The principle of the development

5.1 Considering the previous use of the site as a school and college, the relevant policy here is Policy ISA 3: Further and Higher Education Developments, which states that proposals for new facilities or extensions to existing buildings for academic or ancillary purposes will be supported provided there is consideration of scale, location, design, amenities and transportation. In considering the suitability of the site for the proposed use, it should be ensured that the sequential test has been carried out, and priority given to (in accordance with policy ISA 3):-

1. Firstly, existing further and higher education sites; or
2. Secondly, sites that have a close connection with an existing campus.

5.2 The building is owned by the University and has been vacant since Coleg Menai moved to Parc Menai, and the site is also located directly adjacent to the University's Ffriddoedd campus. It is therefore considered that the principle is acceptable in this case, and that the proposal complies with the requirements of policy ISA 3.

Visual and general amenities and design.

5.3 Policy PCYFF 3, design and place shaping states that proposals will be approved, including extensions and alterations to existing buildings and structures, only if they comply with the policy's criteria.

5.4 As noted above, the extension is located to the rear of the main building and will not be visible from the main front view. While the design from the front elevation shows that some elements of the proposed extension are visible, these plans are literal representations that do not reflect land levels. In light of this, additional information was received to assess this issue in more detail. Bearing in mind the nature of the site, and the fact that the land rises from the main road, we consider that the extension is not visible from the front. It is inevitable that the extension would be visible from the side where the playing fields are and we feel that this would be acceptable in terms of viewing the building as a whole, but we consider that justification is required for the relevant plans, and this has been received.

5.5 Following a period of consultation, two items of correspondence were received and the main points raised are shown above. One correspondence supported the proposal to continue using the

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building for educational purposes but there were some concerns within the details of the listed application as to which parts of the building are listed (this matter is addressed within the listed building application). It has also raised the fact that some of the materials from the section to be demolished should be reused, and this has included in a condition on both applications.

- 5.6 In terms of design matters, the extension has been designed around the existing features of the building as well as the colour red in relation to the red from the stone around the windows. The design is considered to be a contemporary, modern design which would be located to the rear of the main building as an ancillary extension, and since the main building would still be the main focus, and with features such as the pitched roof on the extension complimenting the old building, it is considered acceptable.
- 5.7 We believe that the proposal would improve the appearance of the site as a whole which has begun to deteriorate, and would secure a long-term new use, but would also remain in education use as the original use which is to be welcomed. Following the assessment of the relevant criteria of policies PCYFF 2, PCYFF 3 and PS20 of the LDP, the principle of the proposal is considered acceptable in this case.

Transport and access matters

- 5.8 A transport statement was submitted with the application. There is no intention to alter or modify the existing vehicular access, only to rearrange the existing parking spaces within the site, and the Transportation Unit has no objection to the proposal. As the use continues in educational use where part of the University campus already exists next door, we do not believe that there would be any increase in traffic levels and that the number of parking spaces would be suitable. Public transport passes the site often, together with pedestrian and cycle paths, however, it is considered reasonable to include a condition to agree to create a safe route for cyclists to improve the current situation.
- 5.9 In relation to refuse and recycling matters on the site, this provision has already been taking place on the site as a former College, but details of the new building which has changed location have been included within the application. The Transportation Unit had no objection to the proposal and we believe that it meets the requirements of policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.10 Wildlife reports were submitted with the application stating the presence of bats in the buildings. The Biodiversity Unit had no objection to the proposal but requested a plan showing the locations of the bat and bird nest boxes, which has been received and approved by the Biodiversity Unit. However, there is concern about the installation of two of the boxes at the front of the main building and having agreed with the Biodiversity Unit to relocate these, we consider it acceptable that a condition be imposed to agree the new location prior to their installation. Natural Resources Wales's comments agreed with this, but they proposed relevant conditions for adhering to the measures within the report. A green infrastructure statement has been submitted as part of the application, and the improvements proposed are acceptable. It is therefore considered that the proposal meets the requirements of policy PS19 of the LDP together with chapter 6 of Planning Policy Wales which ensures a step-wise approach in this case.

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Archaeological Matters

- 5.11 As demolition works form part of the application, Heneb's comments suggest setting a condition for ensuring a suitable action plan in advance. This is considered reasonable, and consequently the proposal complies with the requirements of policy PS20 of the LDP.

Drainage Matters

- 5.12 In accordance with the requirements of paragraph 7.6 of Technical Advice Note 15: Development, Flooding and Coastal Erosion, a Drainage Strategy must be submitted as part of an application to outline the drainage scheme for surface water from the site, unless a separate application has been made to the approval body, namely Cyngor Gwynedd's Land Drainage Unit. It is proposed initially to connect the surface water to the main sewer, and Welsh Water has highlighted that this is not acceptable. In addition, the Land Drainage Unit has confirmed that further information is required to be able to confirm that this method is acceptable. Further information was received which highlights that the area of hard floor is being reduced as a result of the proposal, and a consultation was sent to Welsh Water and the Land Drainage Unit. No response had been received at the time of writing the report. Subject to receiving positive comments from Welsh Water and the Land Drainage Unit, the proposal is considered acceptable and complies with the requirements of TAN 15.

The Welsh Language

- 5.13 In accordance with the Planning (Wales) Act 2015, it is a duty when making a decision on planning applications to consider the Welsh language, where it is relevant to that application. This is reiterated further in para 3.28 of Planning Policy Wales (Edition 12, 2024), and Technical Advice Note 20.
- 5.14 The Supplementary Planning Guidance (SPG) 'Maintaining and Creating Distinctive and Sustainable Communities' (adopted July 2019), provides further guidance on how considerations regarding the Welsh language are expected to be incorporated into all relevant developments.
- 5.15 It is noted that there are certain types of development where the proposal will be required to submit a Welsh Language Statement or a Welsh Language Impact Assessment Report. The thresholds in terms of when it is expected to submit a Statement/Report are highlighted in Policy PS1 of the Joint LDP, along with Diagram 5 of the SPG. In this case, a language statement has been submitted as part of the application and the Language Unit has provided positive comments. It is considered appropriate to impose conditions to ensure that signs promoting the development are bilingual. As a result, the proposal is not considered to be contrary to the relevant requirements of policy PS 1 and the relevant SPG.

Response to the public consultation.

- 5.16 It is acknowledged that objections have been received to this proposal and we consider that all relevant planning matters have been addressed appropriately as part of the above assessment. We note that the correspondence highlighted a lack of consultation, although a full consultation did take place on the planning and listed application; and also any impact on the Community Garden which is across the road from the site, the Local Planning Authority understands that there has already been a meeting between the developers and the correspondents to discuss this issue.

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5.17 The decision is made based on full consideration of all material planning considerations and all the observations received during the public consultation, and no one has been placed at a disadvantage in considering this application.

6. Conclusions:

6.1 In accordance with the above assessment, we consider that the proposal has been fully justified and that it also respects the building by keeping the modern extension to the rear and keeping the interior alteration works to a minimum, but also retaining and reusing features within the building. In this case, and subject to receiving positive comments from Welsh Water and the Land Drainage Unit, the proposal is considered acceptable to be granted permission.

7. Recommendation:

7.1 To approve subject to conditions on receiving acceptable representations from the Drainage Unit and Welsh Water:

1. 5 years
2. In accordance with the plans.
3. Archaeological condition
4. Details of any secondary glazing to be agreed beforehand.
5. Agree to re-use materials from the building to be demolished
6. Aluminium rainwater goods
7. Specifications of solar panels
8. Details of any lights to be agreed
9. Details of any signs to be agreed
10. Details of the screen by the stairs to be submitted before its installation.
11. Details of how the footprint of the gym will be recorded must be submitted before its demolition
12. Submit samples of the materials
13. Use of lime with any pointing/rendering work
14. Highways Condition
15. Welsh Water Conditions
16. Language Conditions
17. Biodiversity conditions including agreeing mitigation measures and completing the improvements