

## CYNGOR SIR YNYS MÔN

<b>Pwyllgor:</b>	Pwyllgor Sgriwtini Corfforaethol
<b>Dyddiad:</b>	31 Ionawr 2018
<b>Pwnc:</b>	Tai Gofal Ychwanegol Seiriol
<b>Pwrpas yr Adroddiad:</b>	Darparu crynodeb o'r adborth yn dilyn y broses ymgysylltu a'r argymhelliaid terfynol.
<b>Cadeirydd Sgriwtini:</b>	Cynghorydd Aled Morris Jones
<b>Aelod(au) Portffolio:</b>	Cynghorydd Llinos Medi
<b>Pennaeth Gwasanaeth:</b>	Alwyn Jones
<b>Awdur yr Adroddiad:</b> <b>Rhif Ffôn:</b> <b>E-bost:</b>	Elin Williams 01248 751813 <a href="mailto:ElinWilliams@ynysmon.gov.uk">ElinWilliams@ynysmon.gov.uk</a>
<b>Aelodau lleol:</b>	Cynghorydd Carwyn Elias Jones Cynghorydd Alun Roberts Cynghorydd Lewis Wyn Davies

### 1 - Argymhelliaid/ion

Yn dilyn cwblhau cyfnod o ymgysylltu argymhellir bod:

- Safle Ysgol Biwmares yn cael ei ddefnyddio er mwyn datblygu Cynllun Tai Gofal Ychwanegol yn ardal Seiriol.
- Bod y datblygiad yn cael ei ariannu drwy'r Cyfrif Refeniw Tai.
- Yn ddibynnol ar ganlyniadau'r ymgynghoriad mewn perthynas â dyfodol Ysgol Biwmares, dylid adeiladu'r datblygiad un ai tu ôl i'r ysgol fel rhan o ddatblygiad integredig gyda'r ysgol yn parhau ar agor neu dylid ei adeiladu gan ddefnyddio rhannau o adeilad yr ysgol petai penderfyniad yn cael ei wneud i gau'r ysgol.
- Fe ddylai'r broses ddatblygu ar gyfer y cynllun ystyried y pwyntiau a godwyd mewn perthynas â'r safle yn ystod y broses ymgysylltu a sicrhau bod y rhain yn cael eu hystyried a bod camau'n cael eu cymryd i sicrhau bod y safle yn hwylus ar gyfer pobl hŷn.
- Er enghraifft, gan fod y datblygiad ar allt, cynnwys cyfleoedd am lwybrau ychwanegol a chludiant cymunedol i'r dref. Hefyd, sicrhau bod y datblygiad yn gweithredu fel rhywle y gellir cynnal digwyddiadau cymunedol ynddo a sicrhau integreiddiad da â'r dref a chymunedau ehangach ledled De yr Ynys.

**2 – Cyswilt efo Cynllun y Cyngor / Blaenoraiethau Corfforaethol Arall**

Mae hyn yn cyd-fynd â **Chynllun Cyngor Sir Ynys Môn 2017-2022** – Amcan 2: *Cefnogi oedolion a theuluoedd bregus er mwyn eu cadw'n ddiogel, yn iach ac mor annibynnol a phosibl.* Mae hyn yn ymwneud yn benodol â'r 'Cymorth i oedolion hŷn a bregus' ac **1.Cytuno ar gynlluniau i ddarparu darpariaeth tai gofal ychwanegol yng nghanol, gogledd a de-ddwyrain yr Ynys**' ac hefyd i '**5.Wella'r ddarpariaeth ar gyfer oedolion a dementia.**'

**3 – Egwyddorion Fel Canllaw ar gyfer Sgriwtini**

**Er mwyn cynorthwyo'r Aelodau wrth graffu'r pwnc:-**

**3.1** Yr effaith y mae'r mater yn ei gael ar unigolion a chymunedau [**ffocws ar y cwsmer/dinesydd**]

**3.2** Edrych ar effeithlonrwydd ac effeithiolrwydd unrhyw newid arfaethedig – yn ariannol ac o ran ansawdd [**ffocws ar werth**]

**3.3** Edrych ar unrhyw risgiau [**ffocws ar risg**]

**3.4** Craffu'n cymryd rôl rheoli perfformiad neu sicrhau ansawdd [**ffocws ar berfformiad ac ansawdd**]

**3.5** Edrych ar gynlluniau a chynigion o safbwyt:

- y tymor hir
- atal
- integreiddio
- cydweithio
- cynnwys

[**ffocws ar lesiant**]

**4 - Cwestiynau Sgriwtini Allweddol**

Cwestiynau Sgriwtini allweddol i'w hystyried:-

- A yw'r argymhelliaid terfynol yn gyson â Chynlluniau Strategol Ynys Môn ar gyfer Pobl Hŷn;
- A yw'r broses Ymgysylltu wedi cyfrannu tuag at yr argymhelliaid cyffredinol;
- A yw'r rhesymau am yr angen i ddatblygu yn glir ac yn briodol.

**5 – Cefndir / Cyd-destun**

Cyflwynwyd adroddiad (*Papur Cefndir A*) i'r Pwyllgor Sgriwtini Corfforaethol (2 Hydref 2017) ac i'r Pwyllgor Gwaith (30 Hydref 2017) yn argymhell y dylid cynnal cyfnod o ymgysylltiad lleol mewn perthynas â'r bwriad i ddatblygu cyfleuster Gofal ychwanegol yn yr ardal leol.

Cefnogodd y Pwyllgor Sgriwtini Corfforaethol a'r Pwyllgor Gwaith y dylid cynnal cyfnod o ymgysylltiad lleol yn ardal Seiriol yn ystod Tachwedd a Rhagfyr a gofynnodd y Pwyllgor Sgriwtini Corfforaethol i grynodeb o'r adborth yn dilyn y broses ymgysylltu gael ei gyflwyno i'r Pwyllgor cyn ei gyflwyno ar gyfer ystyriaeth y Pwyllgor Gwaith.

Mae'r broses ymgysylltu eisoes wedi'i chynnal. Mae'r papur hwn yn crynhoi'r adborth a gafwyd ac yn adlewyrchu barn roedd pobl leol wedi ei fynegi yn ardal Seiriol ac yn darparu argymhelliaid terfynol ar gyfer safle i ddatblygu Tai Gofal Ychwanegol yn ardal Seiriol.

### **Ymgysylltu**

Mae gwahanol weithgareddau ymgysylltu wedi cael eu cynnal yn ward Seiriol yn ystod Tachwedd a Rhagfyr 2017 mewn perthynas â'r tri mater canlynol:

- 1) Datblygu darpariaeth tai gofal ychwanegol yn Ardal Seiriol er mwyn darparu o leiaf 39 o fflatiau hunangynhwysol yn unol â modelau darpariaeth a gymeradwyir yn genedlaethol.
- 2) Mai'r safle sy'n cael ei ffafrio ar gyfer y datblygiad hwn yw safle'r Ysgol Gynradd bresennol ym Miwmares un ai wedi'i gyd-leoli gydag ysgol wedi'i haddasu neu fel y prif ddefnydd ar gyfer y safle.
- 3) Bod y Cyngor yn mynd ar ôl opsiynau i ariannu'r datblygiad drwy'r Cyfrif Refeniw Tai fel bod y datblygiad yn cael ei ychwanegu at stoc y Sir o dai cyngor.

Fel rhan o'r ymgysylltu, mae'r Pennaeth Gwasanaeth a'r Aelod Portffolio<sup>1</sup> wedi cyfarfod â Chyngorau Tref a Chymuned Llandegfan, Llanddona, Porthaethwy, Biwmares a Langoed. Mae sesiynau galw heibio hefyd wedi eu cynnal yn Llanddona, Biwmares x2, Porthaethwy a Langoed. Defnyddiwyd arolwg ar-lein hefyd fel rhan o'r ymgysylltiad a chynhaliwyd Cyfarfod Cyhoeddus yn Langoed ar 15 Ionawr 2018.

### **Crynodeb o'r Adborth a Dderbyniwyd**

Derbyniwyd cyfanswm o 78 o holiaduron adborth. O'r 78, cafodd 16 eu llenwi fel rhan o'r cyfarfodydd â'r Cyngorau Tref a Chymuned ac fel rhan o'r sesiynau galw heibio. Cafodd y 62 arall eu llenwi ar-lein.

Roedd dros hanner yr ymatebwyr yn gefnogol i ddatblygiad Gofal Ychwanegol yn lleol ac yn cytuno y byddai darpariaeth o'r math yma o werth. Mae ymatebion i'r holiadur yn dynodi bod 44 o'r 78 a rhai a dderbyniwyd yn cefnogi'r cysyniad. Yn yr un modd, roedd aelodau'r cyngorau cymuned yn cefnogi'r math hwn o ddatblygiad. Mae'n bwysig nodi nad oedd ymatebion gan aelodau Cyngor Cymuned Langoed, er eu bod yn cydnabod rôl Tai Gofal Ychwanegol, yn cefnogi'r datblygiad hwn.

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<sup>1</sup> Roedd yr Aelod Portffolio dim ond yn bresennol yng nghyfarfodydd Tref a Chymuned Llandegfan, Biwmares a Langoed.

Mae safbwyntiau a fynegwyd yn y Cyfarfod Cyhoeddus yn adlewyrchu bod pobl yn credu na fyddai Gofal Ychwanegol yn gweithredu fel darpariaeth amgen i ofal mewn Cartrefi Preswyl.

Mae adborth o'r holiaduron, ac o'r Cyfarfod Cyhoeddus, yn dangos bod yna lefel o anghytundeb o ran y safle a argymhellir. Nodir bod yr un safbwyntiau wedi eu mynegi hefyd yng nghyfarfodydd Cyngor Cymuned Biwmares a Llangoed. Yn yr ardaloedd eraill ddaru i ni ymweld dim dyma oedd yr achos ac roedd aelodau o Cyngor Cymuned Cwm Cadnant yn mynegi eu cefnogaeth o safle yn Biwmares yn y Cyfarfod Cyhoeddus.

Nodir y problemau sy'n gysylltiedig â'r ffaith bod y safle ar allt a'i leoliad daearyddol ym Miwmares a'i effaith bosibl ar y dref ac yn fwy na hynny y problemau sy'n gysylltiedig â mynd o gwmpas Biwmares. O'r 78 o holiaduron a dderbyniwyd, nid oedd 54 ohonynt yn cytuno â'r safle.

O ran ariannu'r datblygiad, ychydig iawn o sylwadau a wnaed yn ystod y cyfarfodydd mewn perthynas a'r mater hwn, foddy bynnag dangosodd 56% o'r rhai a ymatebodd i'r holiadur eu cefnogaeth i'r cynnig o ran cyllido.

Codwyd nifer o bwyntiau penodol yn ystod Cyfarfod Cyhoeddus a fynychwyd gan nifer dda o bobl ar 15 Ionawr 2018 (*gweler Atodiad A*). Mae nifer o'r pwyntiau a godwyd yn adlewyrchu'r materion a nodwyd yn yr adborth generig. Roedd nifer yn anghytuno â'r safle a oedd yn cael ei ffafrio ac yn dymuno gweld y ddarpariaeth Gofal Ychwanegol yn cael ei hadeiladu yn Haulfre neu, fel arall, yn gofyn a fyddai modd i'r Cyngor fuddsoddi yn y cartref gofal. Mae'r pwyntiau yn cael eu nodi mewn mwy o fanylder yn yr atodiad.

Gan gydnabod y pwyntiau pwysig a godwyd yn ystod y broses ymgynghori ac yn y Cyfarfod Cyhoeddus, mae ein hargymhelliad yn parhau i fod yr un fath â'r cynnig gwreiddiol a hynny am y rhesymau canlynol:-

- Mae Cyngor Sir Ynys Môn wedi ymrwymo i strategaeth i foderneiddio'r cyfleusterau sydd ar gael er mwyn galluogi pobl hŷn i fyw'n annibynnol yn eu cartrefi eu hunain. Mae Gofal Ychwanegol yn ganolog i hyn.
- Gwnaed ymrwymiad yn 2015 i ddatblygu Gofal Ychwanegol yn ardal Seiriol ac rydym yn parhau i fod o'r farn, yn wyneb nifer cyfyngedig y safleoedd sydd ar gael ac a ystyriwyd yn ardal Seiriol, mai safle'r ysgol yw'r un gorau ac y bydd mynediad i'r safle yn cael sylw mewn unrhyw gais cynllunio.
- Mae datblygiadau Gofal Ychwanegol wedi eu cynllunio er mwyn cefnogi pobl i barhau i fod yn annibynnol ac i fod â chyswllt. Mae safle Biwmares yn cynnig cyfle go iawn i allu cyflawni hyn, nid yn unig ar gyfer trigolion hŷn Seiriol ond ar gyfer trigolion De yr Ynys yn ehangach. Nid yw safle Haulfre yn cynnig y mynediad hwn na'r cyfleusterau lleol.
- Mi fydd Adeilad Gofal Ychwanegol angen cwrdd a safonau BREEAM. Mae yna bump meini prawf penodol ar gyfer BREEAM- mynediad i gludiant cyhoeddus;

mynediad i gyfleusterau fel siopau, syrjeri doctor; cyfleusterau cerdded a beicio; darpariaeth parcio; cynllun teithio cynaliadwy. Yn y cyd-destun yma y ddau mein prawf cyntaf sydd fwyaf perthnasol ar gyfer datblygiad Gofal Ychwanegol. Mae hyn i ryw raddau yn adlewyrchu'r ffaith bod darpariaeth Gofal Ychwanegol yn aml yn cael ei leoli mewn trefi er mwyn cael mynediad i lwybrau bysiau a chyfleusterau dydd-i-ddydd fel siopau a bwyta.

#### **6 – Asesiad Effaith ar Gydraddoldeb [yn cynnwys effeithiau ar yr iaith Gymraeg]**

Mae Asesiad o'r Effaith ar Gydraddoldeb wrthi'n cael ei gwblhau.

#### **7 – Goblygiadau Ariannol**

Bydd y broses gynllunio ac adeiladu ar gyfer Tai Gofal Ychwanegol yn destun achos busnes llawn. Bydd hyn yn cynnwys cyllid drwy'r Cyfrif Refeniw Tai ac ystyriaeth o'r holl gyfalaf angenrheidiol a'r cyllid refeniw.

#### **8 – Atodiadau:**

Atodiad A – Sylwadau ac Ymatebion o'r Cyfarfod Cyhoeddus:



Atodiad A- Ymgysylltu Ynglyn â  
Sylwadau & Ymatebi Tai Gofal Ychwanegol

Atodiad B- Adroddiad Dewis Safle:



Appendix B- Site  
Selection Report\_SE

Atodiad C - Adborth yr Holiaduron:



Atodiad C -  
Canlyniadau y Holia

#### **9 - Papurau Cefndir (cysylltwch ag awdur yr Adroddiad am unrhyw wybodaeth bellach os gwelwch yn dda):**

Papur Cefndir A – Tai Gofal Ychwanegol Seiriol- Pwyllgor Gwaith- Hydref 2017.

## **Atodiad A – Sylwadau ac Ymatebion o Gyfarfod Cyhoeddus ynghylch**

### **Cynllun Tai Gofal Ychwanegol Seiriol**

Cynhaliwyd Cyfarfod Cyhoeddus yn Llangoed ar 15 Ionawr, 2018 a dyma oedd rhan olaf y broses ymgysylltu. Gwelwyd nifer dda yn mynchy u a mynegodd y tri chyngħorydd lleol ar gyfer yr ardal eu safbwytiau. Roedd llawer o'r sylwadau a wnaed yn ystod y cyfarfod yn adlewyrchu'r safbwytiau a fynegwyd yn ystod y sesiynau galw heibio ac yng nghyfarfodydd y Cynghorau Tref a Chymuned a hefyd yn yr arolwg ar-lein.

Cau Haulfre a'r posibilrwydd y byddai'r ysgol yn cau a oedd y prif bynciau a drafodwyd ac er nad oedd pobl yn gyffredinol yn erbyn y syniad o gael cyfleuster Tai Gofal Ychwanegol, roedd negeseuon clir eu bod yn anghytuno mai safle'r ysgol oedd y lleoliad iawn ar gyfer datblygu Tai Gofal Ychwanegol o fewn ward Seiriol.

Teimlai cyfran fawr o'r rheini a fynychodd y cyfarfod y dylid defnyddio safle Haulfre ac roeddent o'r farn fod angen yn parhau am gartref preswyl yn Haulfre ac y dylai'r Tai Gofal Ychwanegol fod ar safle Haulfre hefyd. Roedd pobl yn anghytuno â'r penderfyniad a wnaed ym mis Hydref 2015 y byddai Haulfre, ar ôl gwneud y newidiadau angenrheidiol i'r adeilad yn y tymor byr, yn cau pan fyddai'r cyfleuster Tai Gofal Ychwanegol yn agor. Eglurwyd bod safle Haulfre wedi cael ei ystyried fel lleoliad posib ond nid oedd yn sgorio mor uchel â safle'r ysgol ac mai ei leoliad oedd un o'r rhesymau y tu ôl i hynny.

Cafwyd y neges yn gryf fod y gymuned yn gwrthwynebu cau'r ysgol ac roedd y mwyafrif o bobl yn anghytuno mai safle'r ysgol ddylai fod y safle a ffafrir, a hynny'n bennaf oherwydd ei fod ar ben bryn serth. Gwnaed sylwadau ynghylch anhawster teithio o'r safle i'r dref, boed hynny ar droed neu gyda sgwter symudedd, a hynny oherwydd palmentydd cul, ceir sydd wedi eu parcio a hysbysfyddau ar y palmentydd.

Gofynnwyd i'r Cyngor ailystyried yr ysgol fel y safle sy'n cael ei ffafrio, a hynny oherwydd y newidiadau a fu ers 2015 (Ilywodraethiant y Cyngor) a dylai Haulfre cael ei ystyried fel lleoliad posib.

Rhif	Sylw / Cwestiwn	Ymateb y Cyngor
1	Problemau gyda lleoliad a hygyrchedd safle Ysgol Biwmares e.e. y bryn serth.	<p>Mae'r Cyngor yn ymwybodol o'r heriau a nodwyd mewn perthynas â'r safle, ond o'r holl opsiynau sydd ar gael, yr opsiwn hwn yw'r un mwyaf addas.</p> <p>Bydd sicrhau bod y safle'n hawdd ei gyrraedd i bobl sy'n defnyddio trafnidiaeth (gan gynnwys sgwteri symudedd) neu ar droed yn flaenoriaeth i unrhyw gynllun. Bydd y Cyngor yn edrych ar gyfleoedd am lwybrau ychwanegol ac yn trefnu cludiant cymunedol i'r dref a gwneud unrhyw drefniadau eraill sydd eu hangen i sicrhau hygyrchedd y safle.</p> <p>Mae'r safle wedi sgorio'n uchel o ran ei leoliad oherwydd ei fod yn agos i dref Biwmares ac felly at fwynderau lleol a thrafnidiaeth gyhoeddus.</p>
2	Pam fod safle Ysgol Biwmares wedi ei nodi fel yr opsiwn sy'n cael ei ffafrio yn hytrach na Haulfre?	<p>Gwnaeth y Pwyllgor Gwaith benderfyniad ar 19 Hydref 2015 i fuddsoddi yn Haulfre i gadw'r cartref ar agor yn y tymor byr ac y byddai'n cau pan fydd y datblygiad Gofal Ychwanegol arfaethedig yn agor.</p> <p>Mae'r Adroddiad Dewis Safle yn darparu manylion yng Nghymru pa safleoedd a aseswyd fel safleoedd posib ar gyfer Tai Gofal Ychwanegol ac fe sgoriodd safle Ysgol Biwmares yn uwch na Haulfre:</p> <ol style="list-style-type: none"> <li>1. Canolfan Gofal Dydd Biwmares</li> <li>2. Ysgol Gynradd Biwmares</li> <li>3. Haulfre, Llangoed</li> <li>4. Hen Glwb Cymdeithasol Biwmares</li> <li>5. Bryn Tirion, Biwmares</li> <li>6. Safle Laird</li> <li>7. Safle Carchar Biwmares</li> </ol> <p>Mae'r ffactorau sydd wedi dylanwadu ar yr asesiad hwn yn cynnwys: -</p> <p><b>Caniatâd Cynllunio – Ystyried y tebygolrwydd o gael caniatâd cynllunio.</b></p>

	<p><b>Addasrwydd y safle ar gyfer ei ddatblygu</b> – Yn seiliedig ar ei leoliad, y cyfyngiadau y gwyddys amdanyst a'r amodau</p> <p><b>Mynediad</b> – Rhoddwyd sylw i agosrwydd y safleoedd at ganol y dref mewn perthynas â chysylltiadau i gerddwyr a'r gallu i gael mynediad i'r tir gyda cherbyd a heb gerbyd.</p> <p><b>Cost</b> – Rhoddwyd ystyriaeth hefyd i werth y tiroedd fel tiroedd datblygu, naill ai costau prynu'r tir neu'r incwm a gollid pe ceid gwared ar yr ased. Cymerwyd effaith costau clirio'r safleoedd i ystyriaeth hefyd os oes adeiladau neu strwythurau arnynt ar hyn o bryd.</p> <p><b>Argaeledd ac Amseru</b> – Gall safleoedd maes glas sydd heb eu datblygu fod ar gael i'w datblygu'n fuan iawn; fodd bynnag, bydd safleoedd tir llwyd, safleoedd sy'n cael eu defnyddio ar hyn o bryd a safleoedd a ddatblygwyd eisoes yn cymryd mwy o amser i fod ar gael.</p> <p><b>Gwasanaethau</b> – Prif ystyriaeth y maen prawf hwn yw agosrwydd a lleoliad systemau draenio dŵr wyneb a charthffosiaeth.</p> <p>Mae safle Ysgol Biwmares wedi sgorio'n uchel o ran ei leoliad oherwydd ei agosrwydd i dref Biwmares ac felly i fwynderau lleol a thrafnidiaeth gyhoeddus – sy'n cydymffurfio ag ethos Tai Gofal Ychwanegol.</p> <p>Yn gyffredinol, datblygir y cynlluniau hyn o fewn trefi neu'n agos at fwynderau lleol ac anaml iawn y datblygir hwy mewn lleoliadau gwledig oni bai bod angen mawr i wneud hynny oherwydd bod tref yn bell iawn i ffwrdd. Ethos Gofal Ychwanegol yw galluogi pobl hŷn i barhau i fod mor annibynnol â phosib. Trwy ddatblygu Tai Gofal Ychwanegol mewn trefi, mae siopau a thrafnidiaeth gyhoeddus o fewn cyrraedd yn rhwydd a gall pobl gymryd rhan mewn gweithgareddau cymdeithasol lleol.</p> <p>Mae Datblygu Tai Gofal Ychwanegol mewn lleoliad ym Miwmares yn cydymffurfio ag egwyddorion Gofal Ychwanegol, ond ni fyddai hynny'n wir am ddatblygu Tai Gofal Ychwanegol ar safle Haulfre, gan fod y safle y tu allan i'r dref ac oherwydd nad yw'n</p>
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		<p>darparu mynediad rhwydd i fwynderau. Mae safle Ysgol Biwmares yn lleoliad llawer mwy ymarferol ar gyfer ardal Seiriol gyfan.</p> <p>Mi fydd Adeilad Gofal Ychwanegol angen cwrdd a safonau BREEAM. Mae yna bump meini prawf penodol ar gyfer BREEAM- mynediad i gludiant cyhoeddus; mynediad i gyfleusterau fel siopau, syrjeri doctor; cyfleusterau cerdded a beicio; darpariaeth parcio; cynllun teithio cynaliadwy. Yn y cyd-destun yma y ddau meini prawf cyntaf sydd fwyaf perthnasol ar gyfer datblygiad Gofal Ychwanegol. Mae hyn i ryw raddau yn adlewyrchu'r ffaith bod darpariaeth Gofal Ychwanegol yn aml yn cael ei leoli mewn trefi er mwyn cael mynediad i lwybrau bysiau a chyfleusterau dydd-i-ddydd fel siopau a bwytau.</p>
3	Beth yw manteision cael cynllun Gofal Ychwanegol?	<p>Mae llawer o fanteision i bobl hŷn o fod yn byw mewn Tai Gofal Ychwanegol. Mae Gofal Ychwanegol yn gysniad arloesol lle gall pobl hŷn fyw'n annibynnol gyda gwasanaethau cymorth tai a gofal o ansawdd uchel sy'n galluogi, cynorthwyo ac annog pobl i fyw'n annibynnol am gyn hired ag y maent yn dymuno ac yn gallu gwneud hynny.</p> <p>Gall Gofal Ychwanegol fod yn ddewis arall yn lle cartref preswyl ac, o'i gymharu â darpariaeth breswyl "draddodiadol", mae Gofal Ychwanegol nid yn unig yn cefnogi byw'n annibynnol a bywyd o ansawdd uwch, ond, yn gyffredinol, mae hefyd yn rhatach i drigolion ac yn fwy cost effeithiol i awdurdodau lleol.</p> <ul style="list-style-type: none"> <li>• Mae'n hyrwyddo ac yn cynorthwyo pobl i barhau i fod mor annibynnol ag y bo modd am gyn hired â phosib yn eu cartrefi eu hunain;</li> <li>• Darperir gofal ar y safle yn ôl y galw, yn ogystal â Teleofal 24 awr a thechnoleg gynorthwyol arall i rybuddio staff pan fo pobl angen cymorth;</li> <li>• Mae'n amgylchedd diogel a chyfforddus ac mae gan bawb eu drws ffrynt eu hunain;</li> <li>• Gall Tai Gofal Ychwanegol fod yn gartref am oes;</li> <li>• Gall ymateb ac addasu i anghenion newidiol unigolion a darparu ar eu cyfer;</li> <li>• Mae'n hyrwyddo cymorth a chyfranogiad teuluol a chymunedol a gellir ei ddefnyddio fel Hyb Cymunedol;</li> </ul>

		<ul style="list-style-type: none"> <li>• Mae'n rhoi cyfleoedd i bobl gymdeithasu a gall gael gwared ar deimladau o unigrwydd ac unigedd oherwydd bod cynlluniau Gofal Ychwanegol yn gymunedau naturiol;</li> <li>• Darperir prydau yn y bwyty ar y safle bob dydd;</li> <li>• Potensial i gyplau fyw gyda'i gilydd;</li> <li>• Mae yna ardaloedd cymunedol amlbwrrpas o fewn y cynllun;</li> <li>• Mae yna ystafelloedd ymolchi gyda chyfleusterau cymorth; ceginau wedi'u haddasu a lle i gadw sgwteri symudedd;</li> <li>• Dyluniad hygrych i bobl ag anghenion symudedd;</li> <li>• Ystafelloedd gwely ar gyfer gwesteion.</li> </ul>
4	Pryder nad yw Gofal Ychwanegol yn darparu gofal ysbaid.	Gall cyfleusterau Gofal Ychwanegol ddarparu gofal ysbaid hefyd. Yn ein cynlluniau Gofal Ychwanegol eraill, rydym yn bwriadu cael fflatiau y bydd y Cyngor yn eu defnyddio ar gyfer pobl sydd angen gwelyau gofal canolraddol tymor byr.
5	Mae Tai Gwarchod wedi newid ac nid oes wardeiniaid yn byw ar y safle mwyach. Beth yw'r gwahaniaeth rhwng Tai Gofal Ychwanegol a Thai Gwarchod?	<p>Mae Tai Gwarchod yn dai yn y gymuned lle mae trigolion yn byw yn eu llety eu hunain ac yn cael cymorth gan rywun sy'n dod i ymweld â nhw yn eu cartrefi eu hunain. Er yn debyg i'r cysyniad o Ofal Ychwanegol, mae Tai Gwarchod yn wahanol gan fod yr holl drigolion yn byw mewn llety ar wahân ac yn defnyddio eu cyfleusterau eu hunain megis cegin, ystafell ymolchi ac ystafell fyw. Ni ddarperir yr un gofal o fewn Tai Gwarchod ac nid yw'r dyluniad mor fodern â Thai Gofal Ychwanegol ac nid yw Tai Gwarchod yn hyrwyddo'r un lefel o annibyniaeth â Thai Gofal Ychwanegol.</p> <p>Mewn cyfleuster Gofal Ychwanegol, er bod gan drigolion eu llety eu hunain a'u drws ffrynt eu hunain, maent i gyd o fewn yr un cynllun ac mae ganddynt fynediad at gyfleusterau sy'n cael eu rhannu o fewn yr adeilad ac i fannau cymunedol megis lolfeydd; bwyty ar y safle; golchdy; garej ar gyfer sgwteri symudedd ac ystafell ymolchi arbenigol.</p> <p>Mae Tai Gwarchod yn parhau i fod yn opsiwn ymarferol ar gyfer pobl sydd â llai o anghenion gofal ond mae Gofal Ychwanegol yn darparu mwy o ofal a chymorth i'r rheini sydd ei angen a gall gwrdd ag unrhyw newid yn anghenion yr unigolion.</p>

6	Beth fydd yn digwydd i drigolion Haulfre pan fydd yn cau?	<p>Fel rhan o ddatblygiad Hafan Cefni, bydd Plas Penlan, sef Cartref Preswyl yr Awdurdod Lleol yn cau. Mae'r Awdurdod Lleol yn dilyn proses canllawiau statudol Llywodraeth Cymru o gau'r cartref preswyl a sicrhau bod y trigolion, yn ogystal â'r staff, yn cael eu symud ymlaen i lety arall, gan gynnwys Hafan Cefni, a bod staff yn cael cymorth gyda'u cyfleoedd cyflogaeth. Asesir preswylwyr i sicrhau eu bod yn symud ymlaen i lety addas a phriodol sy'n cwrdd â'u hanghenion a'u dymuniadau, a byddai'r un broses yn cael ei dilyn ar gyfer cau Haulfre.</p> <p>Byddai'r Awdurdod Lleol yn dymuno trosglwyddo cymaint o drigolion â phosib o Haulfre i'r Cynllun Gofal Ychwanegol. Os nad yw hwn yn opsiwn priodol ar gyfer rhai o'r trigolion oherwydd bod ganddynt anghenion gofal uwch, yna byddai opsiynau llety eraill yn cael eu sichau. Mae gan yr Awdurdod Lleol gartrefi gofal preswyl eraill fel Plas Mona yn Llanfairpwll sydd 9 milltir i ffwrdd o Haulfre ac y gall trigolion symud ymlaen iddo. Mae yna gartrefi gofal preswyl preifat yn lleol ac mae yna gartrefi nrysio a chartrefi mwy arbenigol y gellid eu hystyried os oes angen – bydd hynny'n dibynnu ar anghenion a dewis yr unigolyn.</p>
7	Sut byddai'r Cyngor yn delio â thrigolion mewn Tai Gofal Ychwanegol os na fyddent yn gallu parhau i fod yn annibynnol oherwydd bod eu hiechyd wedi dirywio fel bod angen iddynt fynd i gartref gofal preswyl neu nrysio ar ryw adeg.	<p>Nod yr Awdurdod Lleol o ran Gofal Ychwanegol yw darparu cartref ar gyfer unigolion lle mae'r gofal a'r cyfleusterau o fewn fflat y person ei hun yn addasu i anghenion yr unigolyn pe baent yn dwysau.</p> <p>Pe bai unigolyn yn datblygu anghenion arbenigol sylweddol y mae angen cymorth nrysio dwys neu EMI ar eu cyfer mae'n bosib y bydd angen iddynt adael. Rydym o'r farn mai dim ond mewn achosion eithriadol fydd hynny'n digwydd ac rydym yn ymrwymedig i gynorthwyo pobl mewn Tai Gofal Ychwanegol. Pe bai angen iddynt fynd i gyfleuster arall, byddai cyfleuster priodol yn cael ei ddarganfod ar eu cyfer mewn ymgynghoriad â'r unigolyn dan sylw â'i deulu.</p> <p>Mae cyfleusterau preswyl ar gael yn ne'r Ynys, ond yn amlwg byddai'r cyfleuster a geir ar gyfer unigolyn yn dibynnu ar ei anghenion unigol.</p>

8	Pam nad yw Haulfre yn dderbynio fel cartref preswyl i'r dyfodol?	<p>Roedd y swm o fuddsoddiad fyddai ei angen er mwyn dod a Haulfre i safon derbyniol wedi ei amcangyfrif yn 2015 i fod yn £1,156,950. Roedd yr amcangyfrif yma wedi ei wneud yn absenoldeb asesiad safle llawn ac yn eithrio unrhyw gostau cysylltiol gyda thirwedd y tir a hygyrchedd, gan gynnwys cyfleusterau parcio priodol. Mae'r buddsoddiad yn sylweddol er mwyn cynyddu model darpariaeth gofal nad yw'r Cyngor rhagor yn ei flaenorriaethu ar gyfer buddsoddiad yn y dyfodol. Mae'r ffactorau yma ac yr hyd amser sydd wedi mynd heibio yn debygol o gynyddu y costau o unrhyw datblygiad yn Haulfre.</p> <p>Strategaeth y Cyngor ar gyfer Pobl Hŷn yw cynyddu'r opsiynau i bobl barhau i fod mor annibynnol â phosib am gyn hired ag y bo modd h.y. Gofal Ychwanegol.</p>
9	A oes llai o welyau ar gael ar yr Ynys nawr?	<p>Na, gallwn gadarnhau bod yna dim llai o welyau ar gael ar yr Ynys nag oedd ar gael yn 2015. Mewn gwirionedd, yn ystod y cyfnod yma, mae cynhwysedd Fairways Newydd (St Tysilio ynghynt) wedi cynyddu ac mae yna rŵan welyau arbenigol dementia ychwanegol yn Garreglwyd.</p> <p>O ran blaenorriaethau'r Awdurdod Lleol i'r dyfodol, rydym yn canolbwytio ar yr angen am opsiynau i helpu unigolion a chanddynt anghenion gofal a chymorth i barhau i fyw bywydau mor annibynnol â phosib yn eu cartrefi eu hunain am gyn hired ag y bo modd.</p> <p>Bydd Hafan Cefni, y cynllun Gofal Ychwanegol yn Llangefni, sydd yn cael ei adeiladu ar hyn o bryd, yn darparu 63 o fflatiau o haf 2018 ymlaen ar gyfer unigolion gyda anghenion gofal i'r gwrthwyneb o'r 28 o welyau preswyl sydd ar gael.</p> <p>Os y cawn gytundeb i adeiladu Cynllun Gofal Ychwanegol yn ardal Seiriol, bydd yr Awdurdod Lleol yn cynyddu opsiynau o 19 gwely yn Haulfre i 39 o fflatiau hunangynhwysol yn y Cynllun Gofal Ychwanegol.</p>
10	Manylion y broses ymgysylltu.	<p>Cynhaliwyd gweithgareddau ymgysylltu yn ystod Tachwedd a Rhagfyr 2017 ar ôl i'r Pwyllgor Sgrivtini Corfforaethol a'r Pwyllgor Gwaith gefnogi cynnal cyfnod o ymgysylltu yn lleol yn ardal Seiriol. Cyfarfu'r Pennaeth Gwasanaethau Oedolion â'r Cynghorau Tref a Chymuned lleol a chynhaliwyd sesiynau galw heibio hefyd yn yr ardal. Defnyddiwyd</p>

	<p>arolwg ar-lein hefyd fel cyfle i ymgysylltu a chynhaliwyd Cyfarfod Cyhoeddus ym mis Ionawr i gwblhau'r broses.</p> <p> Ymgysylltu Ynglyn â Tai Gofal Ychwanegol</p> <p>Yn gyffredinol, cafwyd adborth cadarnhaol gan bob Cyngor Cymuned ynglŷn â datblygu Gofal Ychwanegol. Pryder am y safle a gynigir oedd y prif bryder.</p> <p>Nododd Cyngor Tref Biwmares bryderon ynglŷn â'r effaith ar y dref yn ei chyfanrwydd a'i fod yn cyfrannu ymhellach at "heneiddio" y dref, tra bod aelodau o Gyngor Cymuned Llangoed yn gwrthwynebu'r safle arfaethedig a'r bwriad i gau Haulfre o ganlyniad i'r datblygiad, ac roeddent yn glir eu bod yn teimlo y gellid lleoli'r datblygiad ar safle Haulfre.</p> <p>Er bod y rhan fwyaf o'r adborth a dderbyniwyd yn erbyn dewis safle Ysgol Biwmares fel y safle sy'n cael ei ffafrio ar gyfer datblygu Gofal Ychwanegol, derbyniwyd rhai sylwadau cadarnhaol a oedd yn cefnogi'r safle hwn e.e. yn y cyfarfod cyhoeddus datganodd Cwm Cadnant gefnogaeth i'r safle hwn fel y safle sy'n cael ei ffafrio.</p>
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## **Ymgysylltu Ynqlyn â Tai Gofal Ychwanegol yn Ardal Seiriol**

### **Ymgysylltu efo Cynghorau Tref a Chymuned**

<b>Cyfarfod</b>	<b>Dyddiad</b>
Llandegfan	08.11.17
Llanddona	15.11.17
Porthaethwy	20.11.17
Biwmares	04.12.17
Llangoed	06.12.17

### **Sesiynau Galw- Fewn yn y Gymuned**

<b>Ardal</b>	<b>Dyddiad</b>
Llanddona	22.11.17
Biwmares	27.11.17
Menai Bridge	30.11.17
Llangoed	05.12.17
Biwmares	07.12.17



Gofal Ychwanegol  
Drop Ins.pdf

### **Cyfarfod Cyhoeddus, 15 Ionawr 2018**

### **Holiadur ar-lein**

# Site Selection Report

## Seiriol Extra Care Project

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CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL

Prepared By: **Barry. W. Jones BSc (Hons) MRICS**  
**Senior Valuation Officer**

# Site Selection Report – Seiriol Extra Care Project

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Author:           Barry. W. Jones BSc (Hons) MRICS  
                 Senior Valuation Officer  
                 Isle of Anglesey County Council

Signed: ..... Dated: .....

## Purpose

This report has been prepared on behalf of the Extra Care Project group to explore and recommend a suitable site for the development of a new build extra care housing scheme in the Seiriol ward of Anglesey. The recommendations made have been based on the information provided by the Project Group management team.

## Scope

A number of sites have been identified following a careful desk-top study of available land with potential for development within close proximity of key facilities which are within reasonable walking/travel distance as well as easy access to local public transport. As amenities in Llangoed are somewhat limited only the options in Beaumaris can fully satisfy these particular requirements. Each of the sites considered in Beaumaris are located within 600mm of the most relevant town centre facilities such as the shop, library, medical surgery and pharmacy. (as shown on the following illustration (Figure 1)).

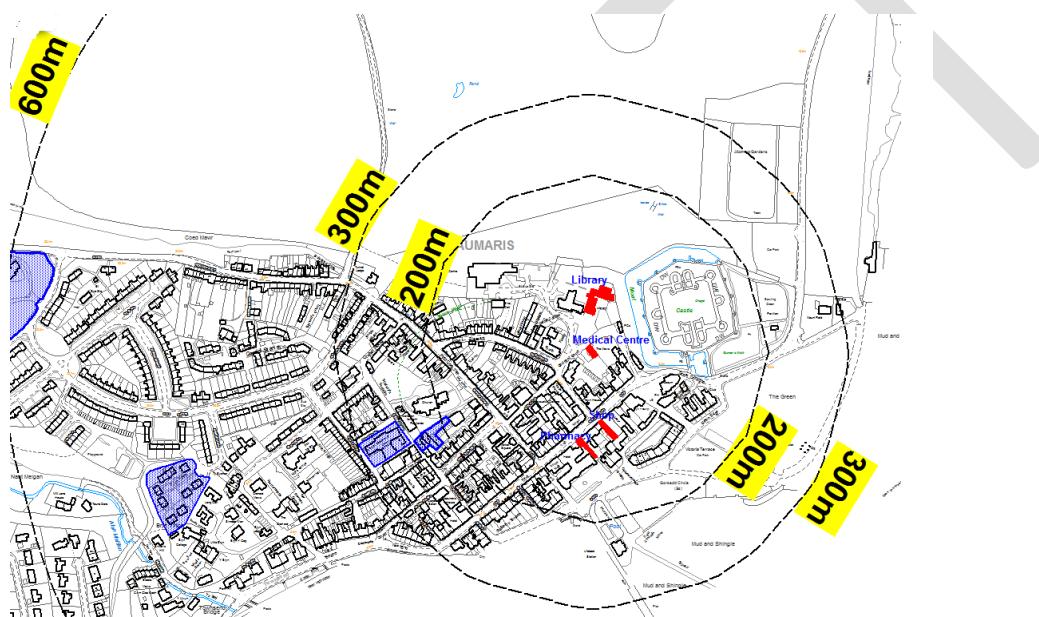


Figure 1 – Beaumaris Town Centre

Six of the identified sites are in the freehold ownership of the Council with 1 being privately owned. The sites considered in this report are listed as follows:-

- Site 1 – The Beaumaris Primary School (Council owned)
- Site 2 – Former Day Care Centre, Beaumaris (Council owned)
- Site 3 – Bryn Tirion, Beaumaris (Council owned)
- Site 4 – Gaol, Beaumaris (Council owned)
- Site 5 – Heulfre, Llangoed (Council owned)
- Site 6 – Former Social Club, Beaumaris (Privately owned)
- Site 7 – Seiriol – Lairds, Beaumaris (Privately owned)

Consultations have been carried out with a number of internal Council Services on the potential of each site to develop a new Extra Care facility. Input has mainly been provided from the Council's Property Service from a land ownership and architectural perspective with additional expertise from Highways and Planning Policy. The Highways Service has provided information on highway access and drainage and written comments have been received from Gwynedd and Anglesey's Joint Planning Policy Unit (JPPU) as well as the Local Planning Authority (LPA).

Officers Consulted:

Gareth W. Thomas – Architectural Services Manager  
Huw Percy – Chief Engineer (Highways)  
David F. Jones – Development Management (Planning)  
Dave Jump – Senior Planning and Conservation Officer  
Sean Pritchard – Building Surveyor

The JPPU has provided planning policy comments on each of the sites being considered. The JPPU team are currently working towards a 2016 date for adoption of the JLDP and it is highly likely that the proposed Extra Care development will need to be addressed within that policy.

All of the sites within the town of Beaumaris are located within the defined development boundaries of the Ynys Môn Local Plan and Stopped UDP. None of the option sites are allocated for any specific purpose in either the YMLP or SUDP.

None of the sites would appear to have a high ecological interest, but an appropriate inspection for bats (protected under the Habitats Regulations 2010 etc) would help inform any case involving the demolition of existing buildings. Similarly nesting birds are also protected by law, therefore any buildings to be demolished or any trees or hedges would need to be surveyed or avoided by working outside of the nesting season.

## Site 1 – Beaumaris Primary Schools Site

**Description** – The site extends to approximately 2.07 hectares (5.13 acres) which has been partially developed to provide a two-storey school building extending to approximately 2025m<sup>2</sup> together with playing fields. The site is already within the ownership of Anglesey County Council and may be available in a reasonable period. The entire site is located within development boundaries however the school building is Grade II listed and cannot be demolished.



Figure 2 – Beaumaris Primary School

**Architects** – The site is large enough to cater for an extra care facility however the building is Grade II listed therefore there are limitations with how it could be modified. The site is however a great setting with good external spaces and plenty of parking and delivery space but is not within easy walking distance of the town centre and its amenities. Any conversion of the building would have to be sympathetic to its Grade II listed nature and there are numerous steps in floor levels within the existing building which need to be considered.

**Highways** – This site is acceptable in terms of the highway leading to it. The site is located on a bus route and there are good links down towards the town, however it's a fair distance on foot.

**Drainage** – The existing developed part of the site is adequately serviced although additional surface water attenuation may be required as part of the scheme design.

**Planning** — The property is situated within the development boundary in the Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. There are however listed building constraints.

**Conservation / Listed Building** – The school is a grade II listed building but a very sensitive conversion together with high quality modern extension(s) could be considered. This would mean developing a very sensitive more costly approach than one on a brown or green field site. A small section of the grounds to the left of the site could however be developed as part of the development of the neighbouring property the ‘Beaumaris Day Care Centre’.

## Site 2 – Beaumaris Day Care Centre

**Description** – Property known as the Beaumaris Day Care centre which adjoins the Beaumaris School playing fields. The site extends to approximately 0.16 hectares (0.41 acres) with the building extending to approximately 215 m<sup>2</sup>. The property adjoins the neighbouring Beaumaris School playing field providing scope to extend the site area to accommodate larger development. It has been advised that sharing of some services and facilities may also be considered with the neighbouring School subject to proposed design, ownership and legal considerations.

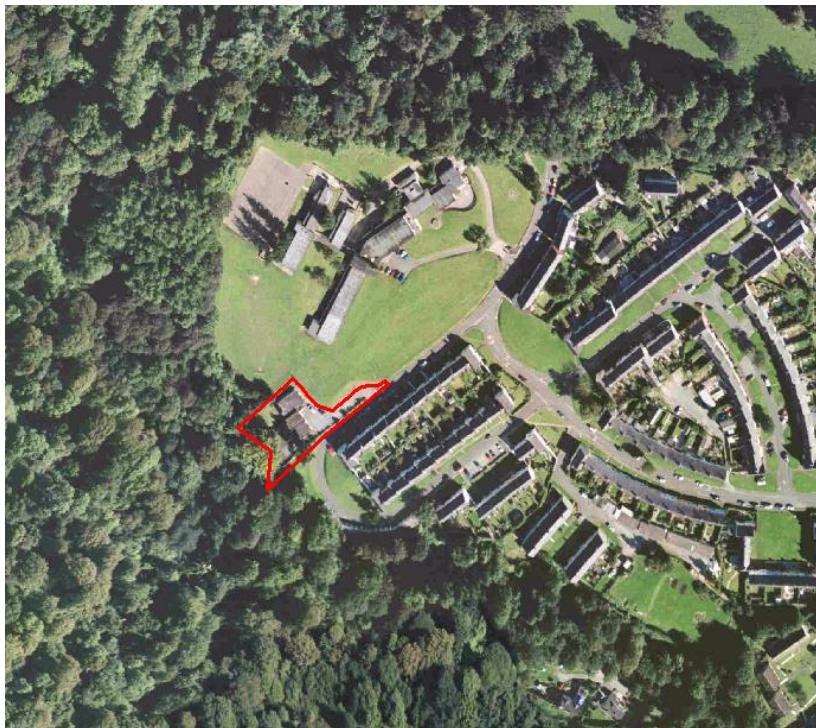


Figure 3 - Beaumaris Day Care Centre

**Architects** – Site may not be large enough for Extra Care Facility therefore any development may require part of the neighbouring school grounds to form part of it.

**Highways** – The site is located on a bus route and there are good links down towards the town, although it is a fair distance on foot. The access road is considered suitable up to the Maes Hyfryd junction but is too narrow thereafter and would require widening over a strip of the adjoining Beaumaris Primary School playing field which is already owned by Anglesey County Council (forming part of the school grounds).

**Drainage** – The existing site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design. Additional surface water attenuation may still be required as part of the scheme design.

**Planning** – Property is within the development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan.

**Conservation / Listed Building** - It's not a Listed Building but is in the essential setting of the neighbouring school. This site although being a brown field one would need a sensitive approach due to its close proximity to the LB.

### Site 3 – Bryn Tirion, Beaumaris

**Description** – Bryn Tirion is a small cul-de-sac of local authority sheltered bungalows and extends to some 0.92 hectares (2.27 acres). The site is located in an established residential area however roadways are narrow and parking is at a premium. All of the properties are occupied on secured tenancy agreements therefore the properties are not readily available for development.



Figure 4 - Bryn Tirion, Beaumaris

**Architects** – Site may not be large enough to accommodate extra care facility and external space is limited for garden and parking. There are also limitations with the setting of any development adjacent to properties due to matters related to of overlooking etc.. Delivery of materials / goods may also prove to be problematic due to the nature of the roads.

**Highways** – Town center site with good walking links. The access road however is to narrow and unsuitable to accommodate any additional traffic caused by a larger development.

**Drainage** – The existing site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design. Additional surface water attenuation may still be required as part of the scheme design.

**Planning** – The site is situated within an established residential area and is within the development boundary contained within the Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Proximity of dwellings surrounding site may however be problematic to any development proposals.

**Conservation / Listed Building** –This site is in the Area Of Outstanding Natural Beauty but just outside of the designated special conservation area . The site bounders Bryn Cottage which is inside the special designated conservation area. There are some LB in the surrounding area but the potential impact of a proposed development on LB settings would be difficult to assess in the

absence of the details at this time.

#### Site 4 – Gaol, Beaumaris

**Description** – Historic Grade I listed former prison located close to the centre of Beaumaris. The site extends to approximately 0.17 hectares 0.42 acres and has been fully developed. Roads leading to the property are extremely narrow with a general lack of footways.



Figure 5 - Gaol, Beaumaris

**Architects** – The site is not considered being large enough and the existing building is Grade I listed.

**Highways** – Town center site but the roads around it are narrow for vehicles not to mention construction traffic. There is also lack of footways around the site.

**Drainage** – The existing developed part of the site is adequately serviced however additional development will increase loading which may require improvements to the drainage system.

**Planning** – The property is within development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Any development however would be extremely difficult having regard to the Grade I listed nature of the property, the proximity of nearby properties and the narrow roadways.

**Conservation / Listed Building** – This building and the site is a Scheduled Ancient Monument (SAM), a Grade I Listed Building, in the special designated Conservation Area, in an Area of Outstanding Natural Beauty, in the setting of numerous Listed Buildings and in the essential setting of Beaumaris Castle designated SAM, Grade I LB and a World Heritage Site (WHS). It's not impossible but Scheduled Monument Consent (SMC Cadw) and Listed Building Consent (LBC Cadw) applications would be extremely complicated and costly to prepare with no guarantee of a successful outcome.

## Site 5 – Haulfre, Llangoed

**Description** – A Local Authority owned care home facility with grounds extending to approximately 8.41 hectares (20.79 acres).



Figure 6 - Haulfre, Llangoed

**Architects** – Site is large enough to accommodate a development of a large scale however there may be limitations to how it can be modified due to its Grade II listed nature and extensive costs likely for refurbishment or extensive demolition. The site is situated in a great setting with good external spaces and plenty of parking and delivery space however there is no option for residents to walk into a town.

**Highways** –There are bus services into the village of Llangoed however the subject site is outside the village and there are no walkways linking it back to the village. The road is also narrow for vehicles and construction vehicles.

**Drainage** – The existing developed part of the site is adequately serviced. Additional development will increase loading, but it is believed that the drainage system will cope given sufficient surface water attenuation as part of the scheme design.

**Planning** – The property is outside of the development boundary in Ynys Mon Local Plan and Stopped Unitary Development Plan but is classed as a countryside cluster in the emerging Joint Local Development Plan. The land is also currently classed as a countryside location designated as being of Outstanding Natural Beauty. Use has been established on site but there may still be some listed building issues.

**Conservation / Listed Building** - Haulfre Stables (former) and Outbuildings are Grade II Listed Buildings. However, the other buildings on the site are not listed and there is clearly scope with appropriate planning in such large grounds to give this one serious consideration.

## Site 6 – Social Club, Beaumaris

**Description** – A privately owned former social club located close to the Beaumaris Town Centre. 0.07 Hectares 0.237 acres. The site comprises 2 mid terraced properties together with a former social club building to the rear. Access is problematic due to the nature of the roads and privately owned garages to the rear of the property. Space is also limited and the site is adjacent to the Church.



Figure 7 - Social Club, Beaumaris

**Architects** – The site is somewhat irregularly shaped and does not seem large enough. There may also be limitations with the setting of any development adjacent to the Church. Demolition costs may also be problematic together with there being major issues for contractor deliveries and compound areas. Additionally there is no external space for garden or parking.

**Highways** – Town center site but Steeple Lane is narrow and there is no footway alongside it. Difficult access for vehicles and construction traffic

**Drainage** – The existing developed part of the site is adequately serviced however additional development will increase loading which may require improvements to the drainage system.

**Planning** – Within development boundary in Ynys Mon Local Plan, Stopped Unitary Development Plan and emerging Joint Local Development Plan. Development of the property must be sympathetic and in keeping with the character and nature of nearby listed buildings.

**Conservation / Listed Building** – A long standing problem site located inside the special designated CA, in the AONB, in the setting of numerous LB's and in the essential setting of Beaumaris Castle designated SAM, Grade I LB and a World Heritage Site (WHS) site.

## Site 7 – Seiriol – Leirds, Llanfaes

**Description** – A privately owned site extending to approximately 5.96 Hectares (14.73 Acres). There are a number of industrial buildings on site which would require demolition and it is quite likely the ground is contaminated in part.



**Figure 8 – Seiriol – Leirds, Llanfaes**

**Architects** – Large site which may be suitable for development subject to statutory consents. Demolition costs likely to be high though and probable that the ground is contaminated. The setting however is great with good external spaces and plenty of parking and delivery space but there is no option for residents to walk to a town.

**Highways** – Site within reach of bus service but far from the Town of Beaumaris by foot. Road network is acceptable however no pavements alongside it leading to the Town of Beaumaris.

**Drainage** – Land is unserviced but foul and surface water connections are available below the highway leading into Llanfaes. Additional development will increase loading, but it is believed that the drainage system below the highway will cope given sufficient surface water attenuation as part of the scheme design.

**Planning** – Not within a development boundary in the Ynys Mon Local Stopped Unitary Development Plan but is allocated in for ‘Employment’ use. Llanfaes is to be re-classed as a countryside cluster in the emerging Joint Local Development Plan with no allocation for the subject site. Previously developed land in a countryside location designated as being of Outstanding Natural Beauty.

**Conservation / Listed Building** - Part of this site is a SAM (Old Priory), its located inside the AONB and it has TPO's within the site. No LB's and outside of the CA but never the less constrained to some degree by SAM and TPO's

## Space Planning

The Council's Architect provided a space planning assessment for a similar proposed facility based in the Amlwch and Llangefni areas..

His conclusions are as follows:-

- A **56** unit development is estimated to require a **6,600 m<sup>2</sup>** building.
- A **48** unit development is estimated to require a **5,825 m<sup>2</sup>** building.
- A **40** unit development is estimated to require a **5,055 m<sup>2</sup>** building.

## Early Cost Advice

Building construction cost data has been sourced from the Building Cost Information Service of the Royal Institution of Chartered Surveyors (BCIS). Building cost indices are published on a quarterly basis for various types of property on a square meterage floor area basis. These figures are exclusive of professional fees, external works and contingencies, but are inclusive of overheads, profit and main contractors preliminary costs. There is no specific category within the BCIS's data for 'Extra Care' facilities, mainly because insufficient samples have been analysed. The closest property type is considered to be:-

BCIS – Sheltered Housing with shops, restaurants or the like – The current construction rate is recorded as £1,421/m<sup>2</sup> (rebased to the region of Wales from national statistics).

To allow for external works and contingency elements of the scheme I would advise increasing this rate to £1,600/m<sup>2</sup>.

A **56** unit development = **£10.56 m**

A **48** unit development = **£9.32 m**

A **40** unit development = **£8.09 m**

An allowance for professional and project fees is estimated at 9% of the building cost.

## Site Selection and scoring Matrix

Based on the information collated during the course of the preparation of this report, a matrix has been prepared to score each of the sites being considered on a number of criteria, with a view to narrowing the options. Each criterion has been given equal weighting.

**Planning Permission** – Consideration of the likelihood of obtaining planning permission based on either existing policies or the emerging Joint Local Development Plan. A score has been applied where 5 is the most likely and 1 is the least likely.

**Suitability of site for development** – Based on the physical location, known site constraints and conditions. A score has been applied where 5 is the most suitable and 1 is the least suitable.

**Access** – Consideration has been given to the proximity of the sites to the town centre in relation to pedestrian links, the ability to access the land with and without vehicles. A score has been applied where 5 has the most favourable access and where 1 has the least favourable access.

**Cost** – Consideration has also been given to the value of land for development, either the cost of purchase or the loss of asset value income from any potential disposal. Consideration has also been made in relation to the effect of the site clearance costs where existing buildings or structures are present. A score has been applied between 5 for the least expensive and 1 for the most expensive.

**Availability and Timing** – Previously undeveloped greenfield sites are potentially available for development very quickly; however, brownfield, occupied or existing developed sites will take longer to become available. A score has been applied between 5 for the sites that are currently available and 1 for the sites that are least available.

**Services** – It is considered that the availability of electricity and water supplies will be fairly similar over each option. The main consideration of this criterion is the proximity and location of foul and surface water drainage. A score has been applied between 5 where adequate drainage connections are known to be present and 1 where adequate provisions are not present.

	Site 1 – Beaumaris Primary School	Site 2 – Beaumaris Day Care Centre	Site 3 – Beaumaris Gaol	Site 4 – Bryn Tirion, Beaumaris	Site 5 – Haulfre, Llangoed	Site 6 – Former Beaumaris Social Club	Site 7 – Seiriol Lairds,
Likelihood of Planning Permission	4	5	2	3	4	4	3
Site Suitability	3	4	1	3	4	2	3
Access to and from the site	5	3	2	3	3	3	4
Cost or value of land	4	5	2	3	2	3	2
Availability and timing	3	5	2	1	3	4	3
Access to existing services	4	4	4	4	4	3	2
Total	<b>23</b>	<b>26</b>	<b>13</b>	<b>17</b>	<b>20</b>	<b>19</b>	<b>17</b>

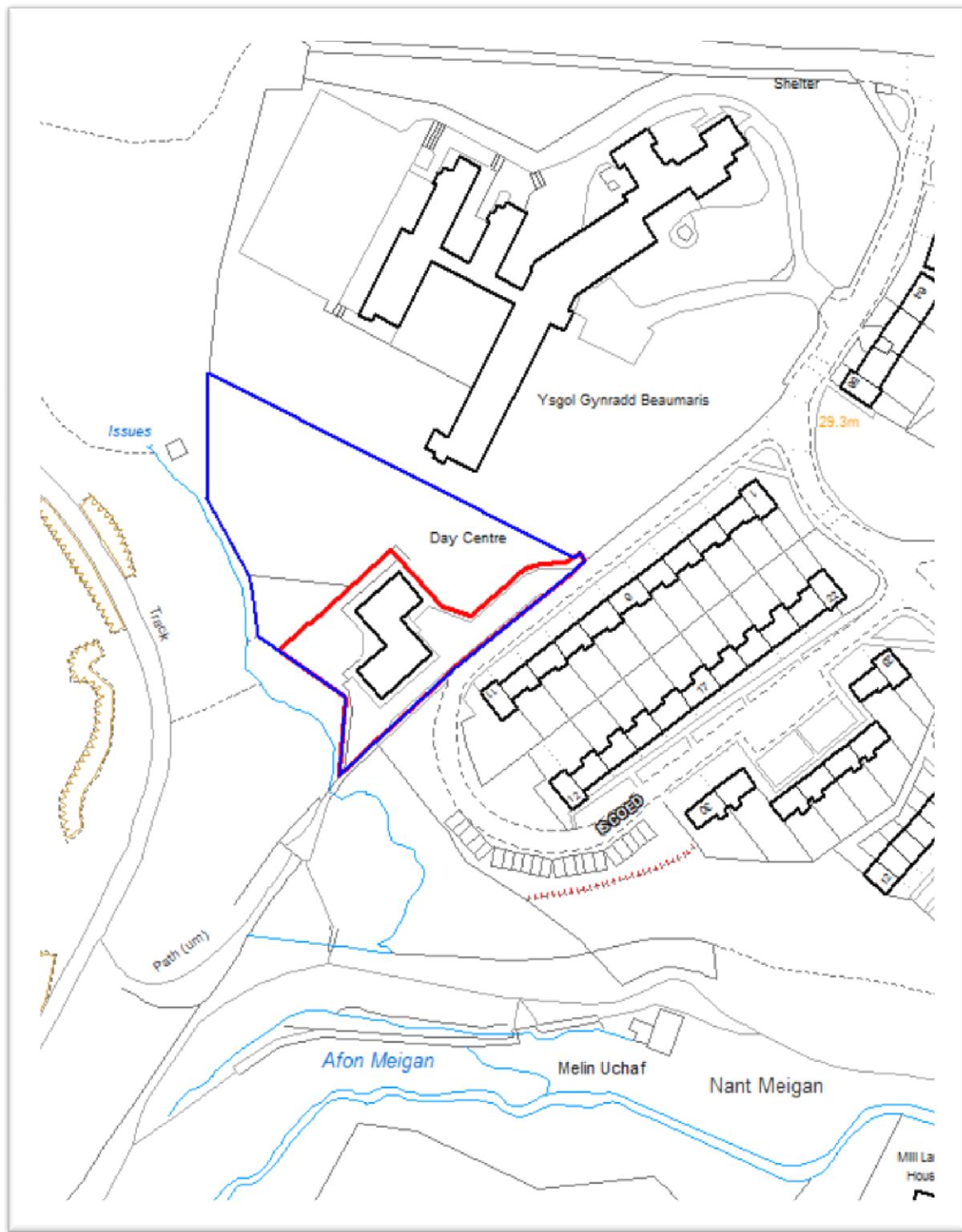
	Site 1 – Beaumaris Primary School	Site 2 – Beaumaris Day Care Centre	Site 3 – Beaumaris Gaol	Site 4 – Bryn Tirion, Beaumaris	Site 5 – Haulfre, Llangoed	Site 6 – Former Beaumaris Social Club	Site 7 – Seiriol Lairds,
Likelihood of Planning Permission	<b>4</b> <ul style="list-style-type: none"><li>Property is located within the local development boundaries.<ul style="list-style-type: none"><li>Building Grade II Listed therefore cannot be demolished.</li><li>Proposed development / conversion of the school would have to be sympathetic to Grade II listed nature of Property .</li></ul></li></ul>	<b>5</b> <ul style="list-style-type: none"><li>Property neighbours Beaumaris School and is also within the local development boundary.</li><li>Property is not listed and site lends itself well to development.</li><li>Property has established existing use as day care facility</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Achieving planning permission for development unlikely due to the Grade I listed nature of the property.</li><li>Close proximity to nearby properties</li><li>Narrow roads leading to, and around the site.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Site located in established residential area within the local development boundaries.</li><li>Proximity of nearby dwellings considered problematic</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>Property is outside the local development boundary as area classed as a countryside cluster.</li><li>Property has established use as a care facility</li><li>Development would have to be sympathetic to the Grade II listed nature of buildings within curtilage.</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>Property is located within the local development boundary.</li><li>Site adjacent to numerous listed buildings and World Heritage Sites (such as the Beaumaris Castle and Church)</li><li>Site located inside a conservation area.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Site not contained within current local development boundaries however is designated for 'Employment' use.</li><li>"Employment use" designation to be lost in emerging Joint Development Plan (likely adoption 2017)</li><li>Part of site within Area of Outstanding Natural beauty</li><li>There is a Scheduled Ancient Monument on site which may place constraints on development proposals.</li></ul>
Site Suitability	<b>3</b> <ul style="list-style-type: none"><li>Site is suitable for development</li><li>Demolition of existing structure cannot be considered due to Grade II Listing status</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>Site readily available</li><li>No restrictions to land or property</li><li>Road leading to site requires widening in part to accommodate development</li><li>Development would require part of Beaumaris School playing field</li></ul>	<b>1</b> <ul style="list-style-type: none"><li>Property is Grade I listed &amp; a Scheduled Ancient Monument.</li><li>Proposed development would be extremely difficult and expensive.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Site has existing residential use however located on narrow road.</li><li>All properties are currently subject to secure tenancies.</li><li>Any proposed development would have to consider overlooking / proximity of nearby properties placing restrictions on design proposals.</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>Property is existing care home.</li><li>Redeveloped site would have to be sympathetic to Grade II Listed status of buildings within curtilage.</li><li>Access reasonable and site is located on bus route.</li><li>Considerable distance to nearest town when traveling by foot</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Site small and located on a narrow road.</li><li>Development proposals would have to involve the acquisition of adjacent garages which may prove to be difficult and costly.</li><li>Property is privately owned.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Existing brownfield site however outside of local development boundaries.</li><li>No drainage services to site.</li><li>Ground is contaminated.</li><li>Site is also privately owned and would command a high sum for its acquisition and development proposals.</li></ul>
Access to and from the site	<b>5</b> <ul style="list-style-type: none"><li>Roads leading to neighbouring Beaumaris School judged to be adequate however road between the school an subject property narrow.</li><li>Road between school an property requires widening in part.</li><li>Site also situated on bus route with reasonable links to the town.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Property close to the town centre.</li><li>Roads leading to and around site to narrow for the proposed development</li><li>Lack of footways around the site.</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Site relatively close to the town centre however the road leading to it is extremely narrow and unsuitable to accommodate any additional traffic caused by a larger development.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Highway network leading to the site is generally satisfactory and there are bus services into the village of Llangoed.</li><li>Site is outside the village of Llangoed and a considerable distance from the town of Beaumaris/ amenities.</li><li>There are no footways leading from the site to the village.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Site close to the town centre however Steeple Lane is narrow and there is no footway alongside it.</li><li>Access for vehicles and construction traffic limited.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Site within reach of bus service but far from the Town of Beaumaris by foot.</li><li>Roads acceptable however no pavements alongside them which leading to the Town of Beaumaris.</li></ul>	<b>4</b>
Cost or value of land	<b>4</b> <ul style="list-style-type: none"><li>Property already owned by Anglesey County Council.</li><li>Property value in the region of £280,000.</li><li>Cost of development likely to be higher as result of Grade II listed status of property .</li></ul>	<b>5</b> <ul style="list-style-type: none"><li>Property already owned by Anglesey County Council.</li><li>Property valued as being in the region of £140,000.</li><li>Site clearance costs likely to be relatively reasonable.</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Property owned by Local Authority and valued in excess of £120,000.</li><li>Cost of development likely to be significantly high as a result of the Grade I listed status f the property</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Property already owned by Anglesey County Council.</li><li>Property current value in region of £400,000</li><li>All properties subject to secure tenancies.</li><li>Cost of re-homing tenants likely to be high.</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Property already owned by Anglesey County Council.</li><li>Property recently valued as being £740,000 as fully equipped and operational entity.</li><li>Development of listed structures likely to be high.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Property is privately owned.</li><li>Property value in region of £120,000.</li><li>Proposed development would require acquisition of adjacent 10 garages with single garage recently selling for £30,000</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Site privately owned and extends to approximately 35 acres.</li><li>Likely cost of acquiring the site in excess of £1,500,000</li><li>Development cost likely to be significantly high as a result of demolition / site clearance costs and environmental matters.</li></ul>
Availability and timing	<b>3</b> <ul style="list-style-type: none"><li>Property currently operational and unlikely to become available until 2020</li></ul>	<b>5</b> <ul style="list-style-type: none"><li>The property is not currently being used and is readily available.</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>Site currently used as museum and unlikely to be available in the foreseeable future.</li><li>Significant local objections anticipated in view of any development proposal.</li></ul>	<b>1</b> <ul style="list-style-type: none"><li>Residential properties forming part of the site are all currently tenanted.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>Site currently operational.</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>Former social club building available however the garages behind which would be required as part of any development are privately owned.</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>The site is currently available however will no longer be designated as an "employment site" when the Joint Local Development Plan is adopted in the coming months/year.</li></ul>
Access to existing services	<b>4</b> <ul style="list-style-type: none"><li>There are mains services to the site</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>There are mains services to the site however survey required to confirm adequacy</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>There are mains services to the site however survey required to confirm adequacy</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>There are mains services to the site however survey required to confirm adequacy</li></ul>	<b>4</b> <ul style="list-style-type: none"><li>There are mains services to the site however survey required to confirm adequacy</li></ul>	<b>3</b> <ul style="list-style-type: none"><li>There are mains leading to the site however capacity of drains inadequate for large development</li></ul>	<b>2</b> <ul style="list-style-type: none"><li>There are no mains drains to or close to the site.</li></ul>
Total	23	26	13	17	20	19	17

## **Recommendations**

It is my option that, from the considered sites, the preferred option for the development of a new Extra Care facility in Seiriol should be the former Day Care Centre Site together with the part of the land directly behind it which forms part of the neighbouring Primary School playing field. It was also the most favoured site by the officers from Planning, Highways and Architectural Services during my consultations

Options 1, and 2 scored closely in the matrix using the initial criteria; however, I favour the Day Care centre site for the following reasons:

1. The site is readily available and within the ownership of Anglesey County Council and is deemed surplus.
2. It is the most favourable from a Planning, Highways and Architectural perspective.
3. The site can be extended to within the grounds of the neighbouring Council Owned Primary School.
4. There are no operational services on the site which I believe would make the site available for development sooner than the others.
5. There are no restrictions and the building is not situated within a conservation area.
6. There are service provisions to the site.
7. The site is located close to a bus route.

**Appendix 1 – Recommendation Former Day Care Centre Site**

Beaumaris Day Care centre (Edged Red) together with part of neighbouring school field (Edged Blue)

Total area approximately 0.49 Hectares (1.2 Acres)

## Atodiad C

### Adborth o'r Holiadur

**Ydych chi'n cytuno y dylem ddatblygu o leiaf 39 o fflatiau gofal ychwanegol hunangynhwysol yn Ne'r Ynys?**

Ydw	44
Nac ydw	34

**Ydych chi'n hapus gyda'r safle a ffefrir ar gyfer y datblygiad hwn?**

Ydw	23
Nac ydw	54
Dim ateb penodol wedi ei roi	1

**Ydych chi'n cytuno y dylai'r Cyngor ystyried opsiynau i ariannu'r datblygiad drwy'r Cyfrif Refeniw Tai**

Ydw	44
Nac ydw	32
Dim ateb penodol wedi ei roi	1
Efallai	1

I gloi, mae 56% yn gefnogol i'r cysyniad o Dai Gofal Ychwanegol ond nid yw 69% o'r farn mai safle Ysgol Biwmares yw'r lle iawn ar gyfer y datblygiad. Mewn perthynas â'r Cyngor yn ystyried opsiynau i ariannu'r datblygiad drwy'r Cyfrif Refeniw Tai, 'roedd 56% yn cytuno â hyn.

'Roedd mwyafrif y bobl a gymerodd ran yn yr ymgysylltiad wedi gwneud sylwadau hefyd.

Nid oedd rhai pobl o'r farn bod angen Tai Gofal Ychwanegol yn yr ardal gan fod darpariaeth tai eisoes ar gael ar gyfer pobl hŷn, yn enwedig ym Miwmares. Derbyniwyd nifer o sylwadau yn nodi bod angen mwy o dai yn yr ardal ar gyfer pobl iau a theuluoedd neu'n cyfeirio at yr angen i gael cydbwysedd o bobl o wahanol oedrannau a mathau gwahanol o lety yn yr ardal. Mae gan rai bryderon nad oes cymhelliant i bobl iau fyw yn yr ardal. Mewn ymateb, gwnaed ymrwymiad ym mis Hydref 2015 i ystyried opsiynau o ran safle priodol yn Ne Ynys Môn ar gyfer datblygu Tai Gofal Ychwanegol gan y gwelwyd bod angen datblygiad o'r fath yn y rhan hon o'r Ynys.

Mae nifer o bobl wedi tynnu sylw at y ffaith bod safle'r ysgol ar ben bryn serth a'i fod yn anodd i bobl hŷn a phobl â phroblemau symudedd fynd yn ôl ac ymlaen i'r dref a chael mynediad i fwynderau. Mae rhai pobl hefyd wedi dangos pryderon yngylch argaeledd gwasanaeth bws o'r lleoliad a chyflwr y palmentydd. Mewn ymateb, mae yna ffyrdd o sicrhau bod gan drigolion y

Cynllun Gofal Ychwanegol fynediad at fwynderau lleol. Enghraifft o hynny fyddai darparu gwasanaeth i fynd â phobl i lawr i'r dref mewn car / bws mini o'r Cynllun Gofal Ychwanegol.

Mae llawer o bobl wedi dweud bod yr ysgol yn y lle anghywir. Mae rhai wedi awgrymu safleoedd eraill megis Castle Meadow, Haulfre, yr hen Glwb Cymdeithasol, Ysgol Llangoed, tir ym Mhorthaethwy, Llanfaes, safle Laird a'r maes parcio wrth ymyl Parc Hamdden Happy Valley. Mae rhai hefyd wedi awgrymu defnyddio'r hen ganolfan ddydd. Mewn ymateb, mae'r Adroddiad Dewis Safleoedd eisoes wedi archwilio rhai o'r safleoedd a awgrymwyd ond nid ydynt wedi sgorio mor uchel â safle'r ysgol am amryw o resymau a dyna pam mai safle'r ysgol yw'r un a ffefrir.

Er iddo gael ei egluro bod yr ymarfer ymgysylltu hwn yn holol ar wahân i'r ymgynghoriad ynghylch dyfodol ysgolion ar yr Ynys ac na fyddai'r datblygiad Tai Gofal Ychwanegol yn effeithio ar ganlyniad yr ymgynghoriad ynghylch yr ysgolion, mae nifer o bobl wedi gwneud sylwadau ar ddyfodol Ysgol Biwmares. Mae llawer o bobl eisiau i'r ysgol barhau i fod ar agor ac nid ydynt yn dymuno ei gweld yn cau. Mae gan rai pobl bryderon ynghylch yr effaith ar yr ardal chwarae ar gyfer plant pe bai'r adeilad ar safle'r ysgol ac wedi nodi y byddai angen cau'r ysgol yn ystod y cyfnod o adeiladu'r datblygiad Gofal Ychwanegol. Mewn ymateb, gall y datblygiad Gofal Ychwanegol fynd rhagddo p'un a fydd yr ysgol yn cau ai peidio.

Mae yna lawer o sylwadau ynglŷn â Haulfre. Nid yw pobl eisiau ei weld yn cau ac mae eraill wedi awgrymu y gellid defnyddio Haulfre ar gyfer datblygu Tai Gofal Ychwanegol. Mewn ymateb, mae'r penderfyniad eisoes wedi'i wneud i gau Haulfre gan nad yw'r adeilad yn addas i'r pwrpas ac mae Haulfre wedi cael ei ystyried a'i sgorio fel rhan o'r broses Dewis Safleoedd ac nid oedd yn sgorio mor uchel â safle'r ysgol o ran addasrwydd i ddatblygu Cynllun Gofal Ychwanegol ac felly ni chafodd ei gynnig fel y safle a ffefrir.