



Change of Use Approved for Cygnet Delfryn House in Flintshire to Secure Residential Institution

Planning Potential has secured delegated approval for the change of use of Cygnet Delfryn House from a C2 residential institution to a C2a secure residential institution, together with minor operational enhancements to support the upgraded service. The proposals enable Cygnet to meet an identified shortfall in secure mental health provision across Flintshire and the wider region, ensuring individuals can access specialist care closer to home.

Delfryn House is an established 28-bed mental health hospital situated within spacious grounds east of Mold. Its separation from neighbouring properties, strong existing operations, and purpose-built layout make it ideally suited for secure healthcare provision. The proposals included a series of modest physical works including window replacements and the introduction of a new secure garden. Together, these upgrades ensure the facility meets modern security and therapeutic requirements without altering the building's scale, footprint, or relationship with the surrounding countryside.

Planning Potential prepared a comprehensive planning statement, coordinated the supporting specialist inputs, and provided an evidence-led justification aligned with Welsh national policy and the Flintshire Local Development Plan. Demonstrating the strong operational need, the proposals responded directly to NHS commissioning evidence identifying long waiting times, reliance on out-of-area placements, and a significant shortage of secure mental health beds. Our engagement with officers ensured all other considerations were addressed in a clear and proportionate manner.

The delegated approval - secured within nine weeks - reflects the robustness of the planning strategy and the suitability of Delfryn House for secure hospital use.

Summary of Achievements

- Secured delegated approval within nine weeks for a sensitive C2 → C2a change of use
- Demonstrated clear local and regional need for secure mental health provision
- Delivered a policy-compliant, proportionate scheme with minimal physical alterations
- Ensured operational continuity for an established mental health facility

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