



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Tel: 01824 706800 Fax: 01824 706709

Heading:
07/2013/1233/PF
Rhos Isa
Llandrillo

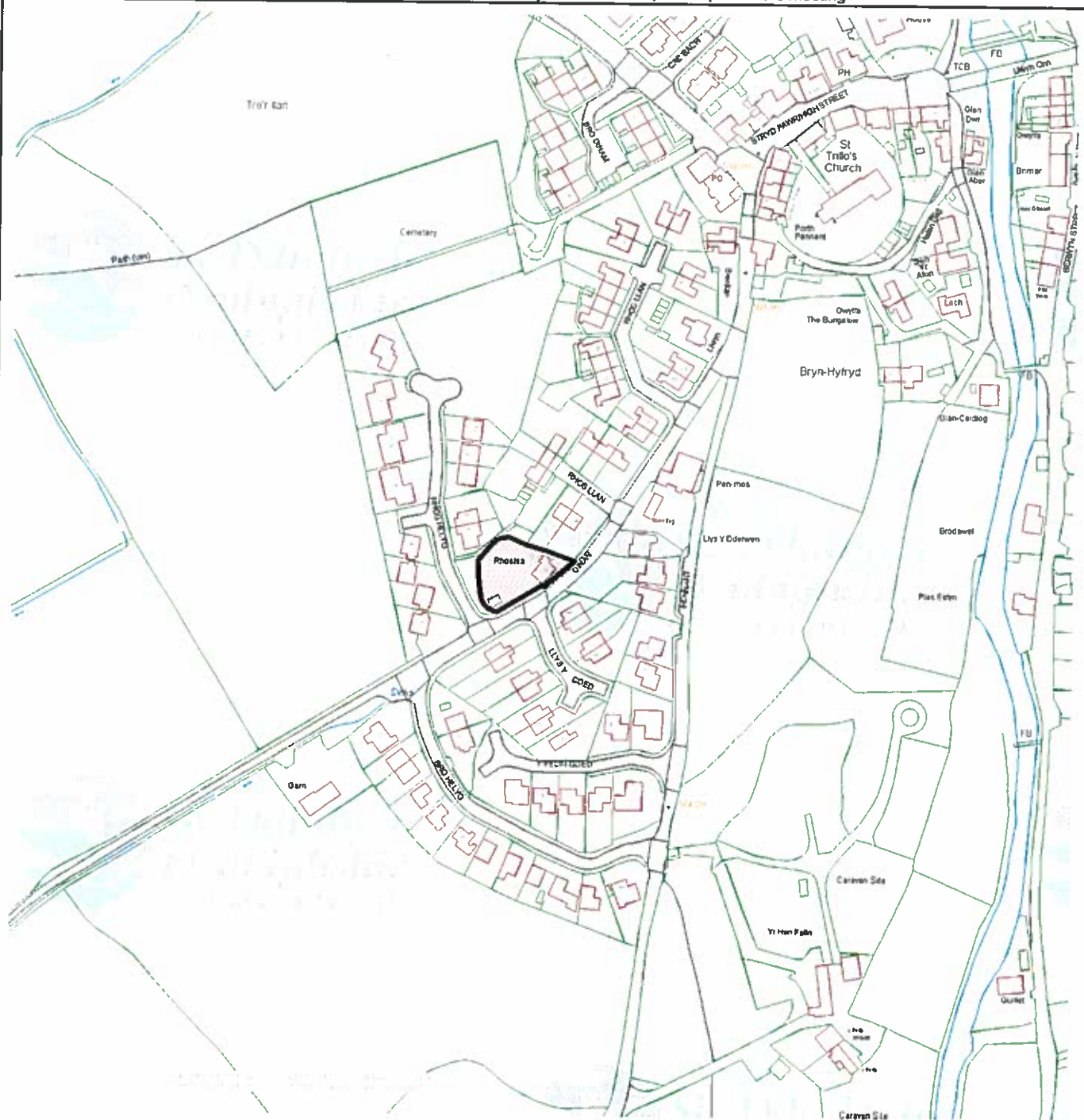
 Application Site



Date 6/1/2014
Centre = 303297 E 336908 N

Scale 1/2500

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



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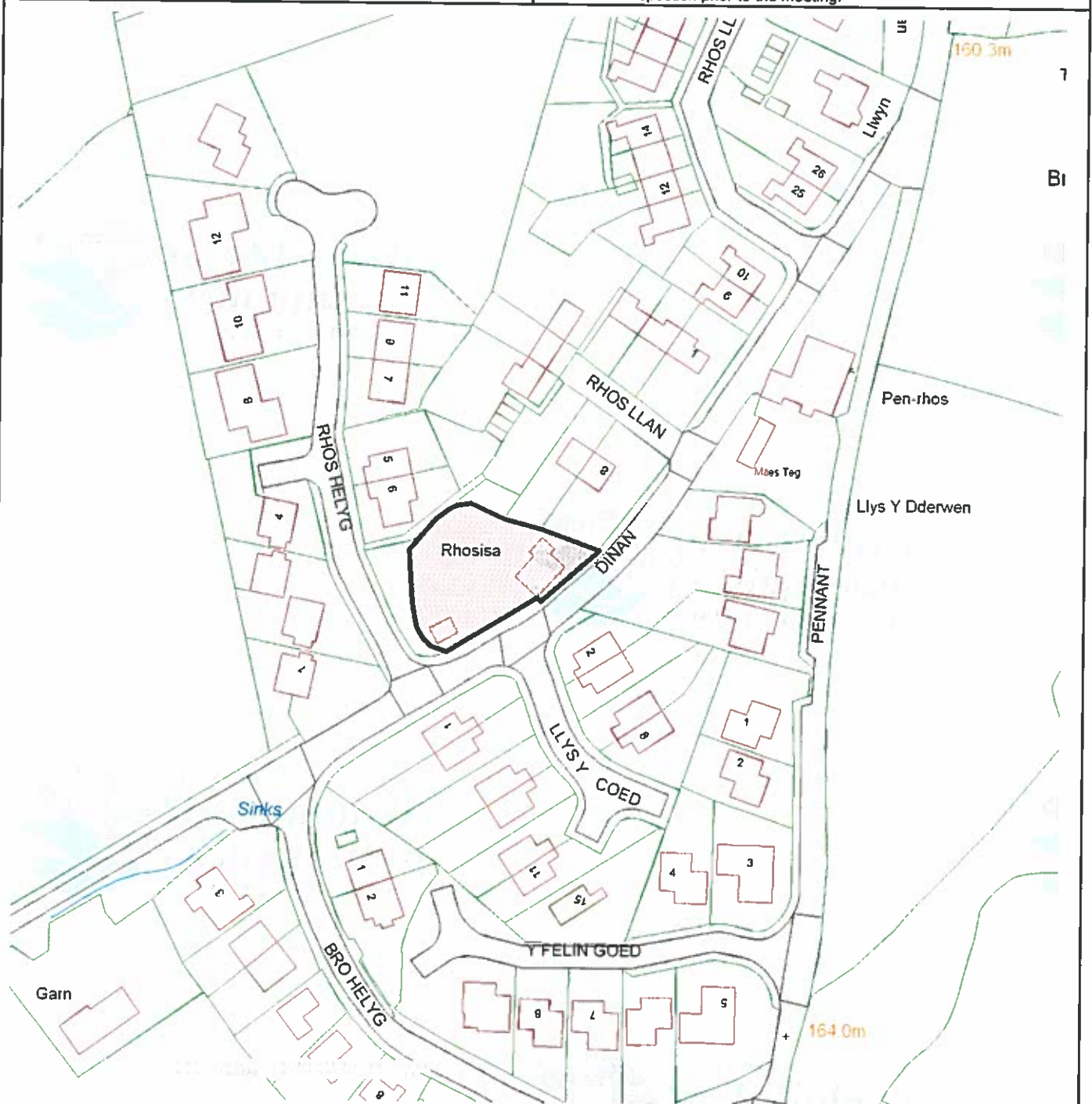
 Application Site



Date 6/1/2014
Centre = 303297 E 336908 N

Scale 1/1250

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GENERAL LANDSCAPING & EXTERNAL WORKS DETAILS.

- 100mm dia. foul drainage runs - min. fall to pipes to be 1 in 40.
- 100mm dia. surface water drainage runs - min. fall to pipes to be 1 in 60.
- S - Soak-away constructions - sited a min. 5m from any building or road
- Turfed/Seeded Grass Areas 2013 / 1 2 3 3 / P F

Tree Planting
 Native tree planting to be 3.0m to 3.6m tall and to be sited a min. 6m from any buildings.
 B - Bird Cherry WC - Wild Cherry SB - Silver Birch A - Ash

New paths and patio areas to be finished in stone/slate flags to client's specification and approval.
 All hedgerows to site boundaries to be retained, where indicated on plans.

Low stone wall to site boundary to be replaced with a 225mm facing brick wall.
 Wall to be a max. 900mm high

Hedge to the rear northern boundary to be replaced with a 200mm block wall - min. 2.00m high.
 Wall to be rendered to site side and to be fair-faced flush pointed and painted to footpath side.
 Wall to be capped with a pre-cast concrete coping

Screen fence between dwelling and garage/workshop building to be 450mm x 450mm facing brick piers with 225mm facing brick walls between piers to a max. height of 600mm and with vertical boarded timber infill panel fencing above walls and between piers.
 Max. overall height of brick piers and screen fencing to be 2.00m.

existing low stone wall to site frontage to be removed.
 wall approx 550mm high
 wall to be replaced with new 225mm facing brick wall.
 new wall to be max. 900mm high
 existing 100mm dia foul drain run to foul sewer in road

mh
 CL 49 60

All planting, seeding, turfing, fencing or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following completion of the development.
 Any trees or plants which, within a period of five years of completion of the development, die, are removed or seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

All existing trees and hedgerows shown to be retained to be protected during the course of development by the erection of a timber chestnut paling fence to the perimeter of the crown of the tree. The fence is to be kept in place to the completion of the building works.

The existing vehicular access to the site off the existing public road is to be altered, as shown on plan, and to be constructed fully in accordance with the Highway Authority's approval, specification details & recommendations.

The modified vehicular access is to be a min. 4.00m wide - no gates are to be used at the access to the site.

The modified entrance area from the edge of the existing road up to the entrance position is to be surfaced with a tarmac finish to the Highway Authority's approval and specification.

The proposed new private driveway, parking and turning areas to serve the proposed new dwelling to be finished in a permeable paving system, to client's specification and approval e.g. limestone chippings, grasscrete open-cell type paving or other approved surface finish

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Project title
RHOSISA, LLANDRILLO, CORWEN.

Proposed Site Layout Plan.

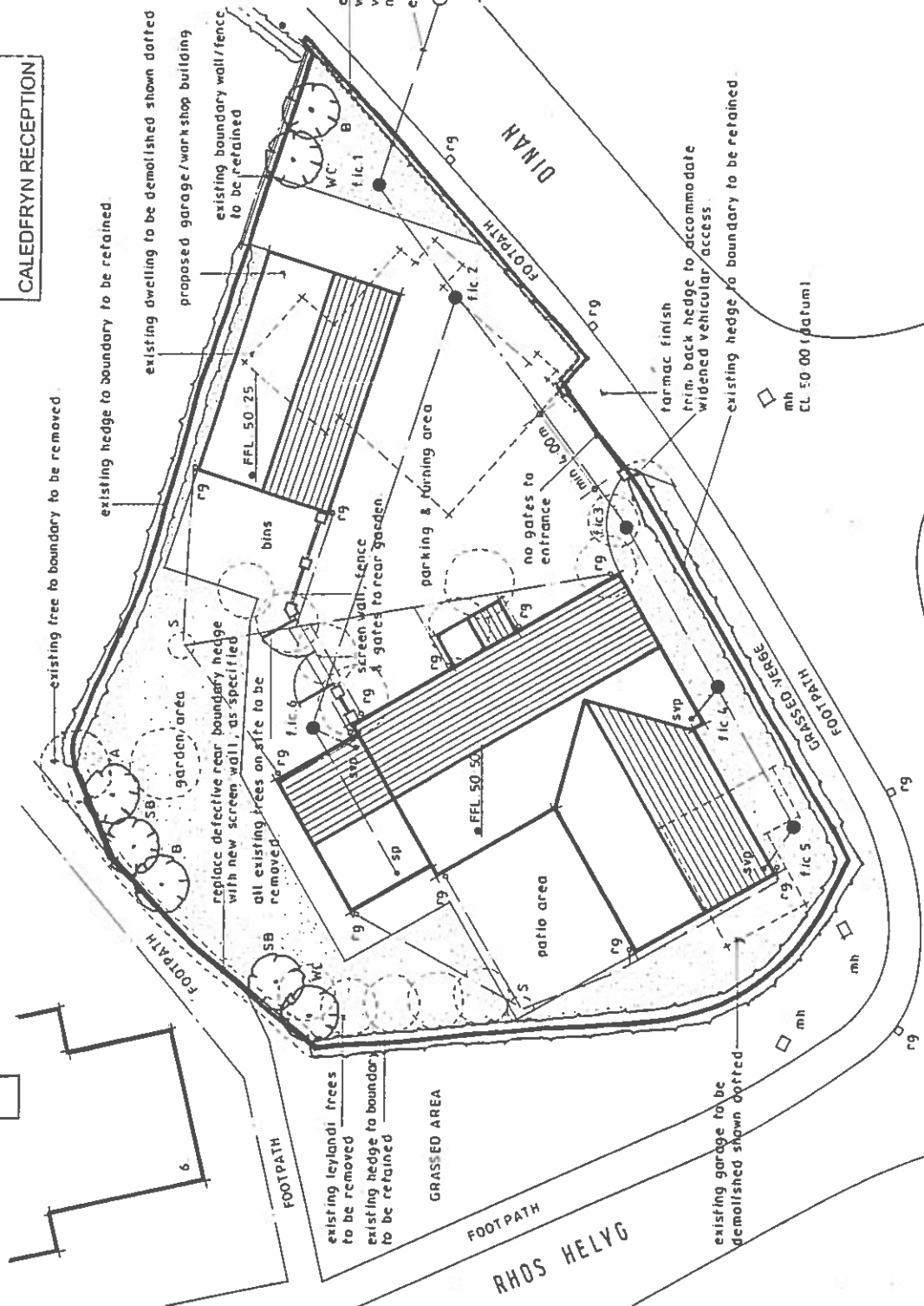
Project no. 0531
 drawing no. 2
 revision

Date 18.09.13
 scale 1:200
 drawn by PM

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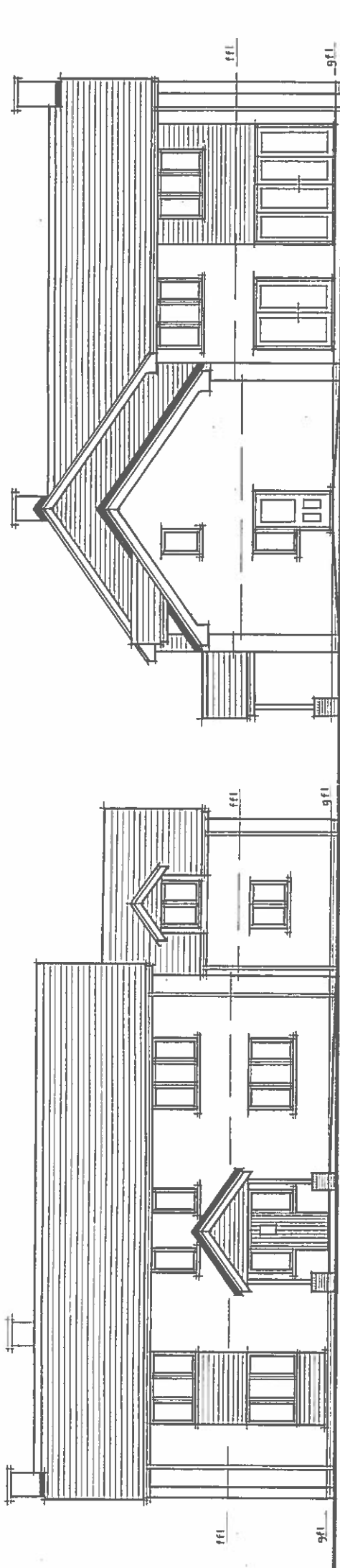
SITE PLAN

RECEIVED
 07 OCT 2013
 CALEDFRYN RECEPTION



Proposed Vehicular Access Details
 The existing vehicular access serving the site is to be altered and improved, and as shown on plans.
 The access, parking and turning area is to have a maximum gradient of 1 in 20.
 A car parking space is to be provided near to the main principal entrance of the dwelling to provide for disabled access to the dwelling - the parking area to have a max. fall of 1 in 20 and with a max. crossfall of 1 in 40.
 A level access approach is to be provided from the car parking space to the main principal entrance door with a gradient not steeper than 1 in 20.
 The path to the principal front entrance door is to be a min. 1.20m wide.
 A level platform is to be provided outside the main principal entrance door with min. dimensions of 1.20m x 1.20m for level access to the dwelling.
 A level access threshold strip to be provided across the main principal entrance doors.

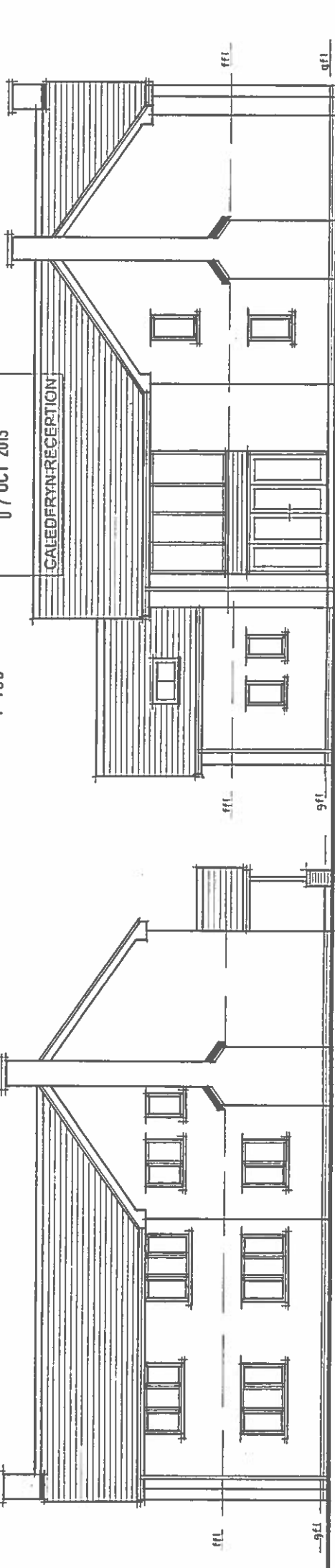
PROPOSED SITE LAYOUT PLAN
 1:200



FRONT ELEVATION
1:100

SIDE ELEVATION
1:100

RECEIVED
07 OCT 2013



SIDE ELEVATION
1:100

REAR ELEVATION
1:100

EXTERNAL MATERIALS

Roof - New or second-hand natural blue/gray mineral slates.

Walls - Smooth self-coloured render finish.

Horizontal cedar board timber cladding where shown on elevations.

Windows/External Doors - White upvc or colour coated aluminium windows and external doors

Fascia & Barge Boards - White upvc fascia & barge boards.

Rainwater Goods - White upvc gutters and down pipes.

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MATISCHOK & ROSS
architectural services

M R

Project title
RHOSISA, LLANDRILLO, CORWEN

Drawing title
Proposed Elevations.

Project no.
0531

Date
18-09-13

Scale
1:100

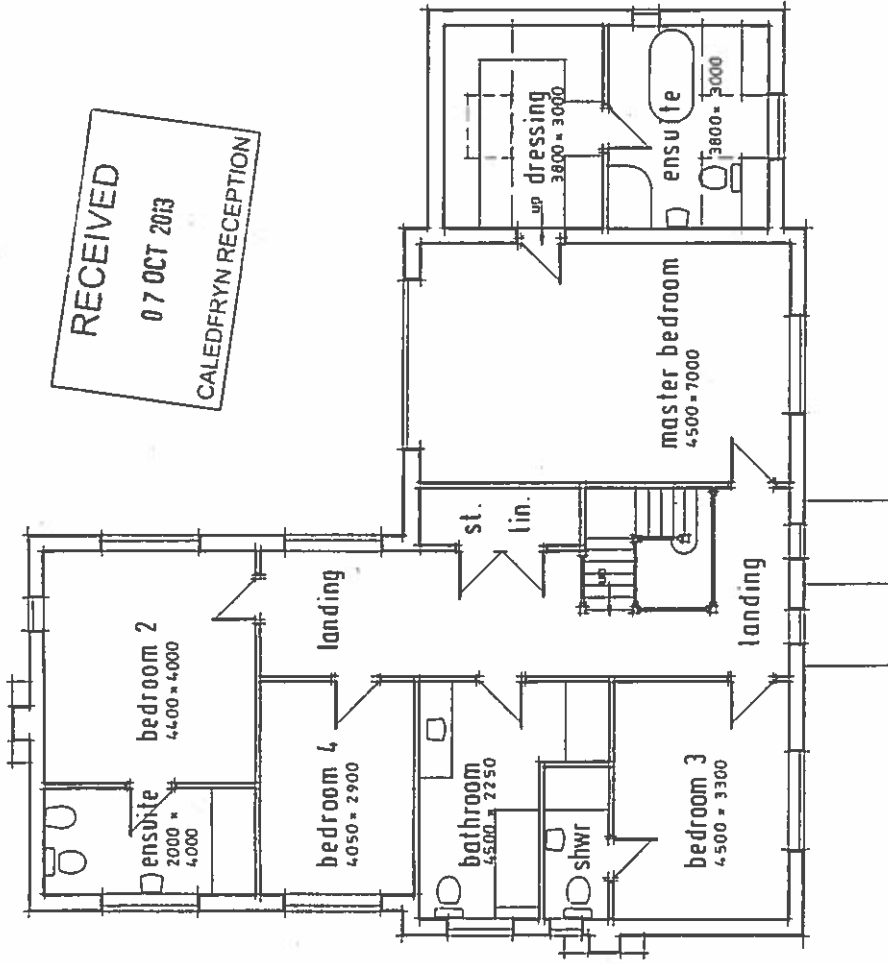
Revision
6

Drawn by
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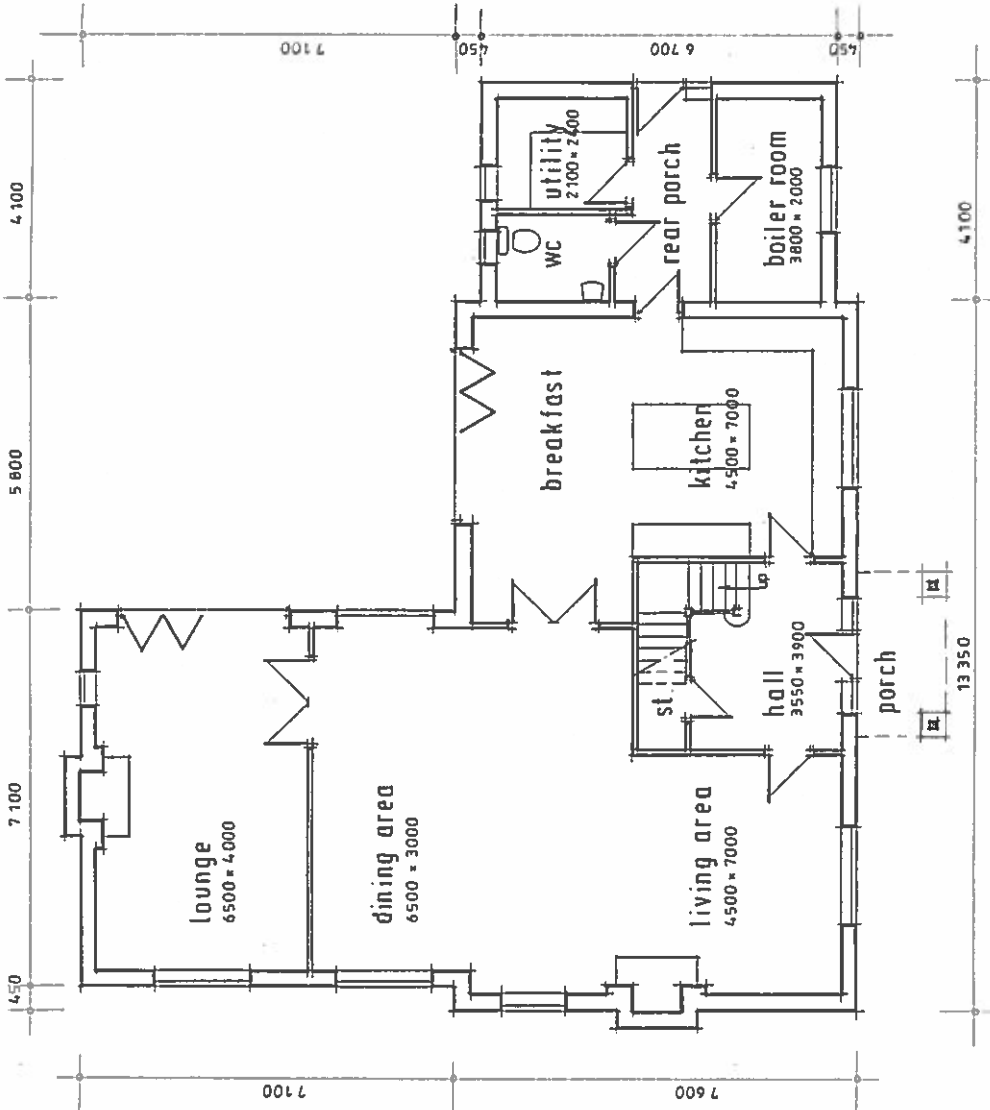
07/2013 / 1233 / PF

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FIRST FLOOR LAYOUT PLAN
1:100

TOTAL FLOOR AREA = 317m²



GROUND FLOOR LAYOUT PLAN
1:100

FLOOR PLANS

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M.A.R. **MATISCHOK & ROSS**
architectural services

project title: RHOSISA, LLANDRILLO, CORWEN

drawing title: Proposed Floor Plans

project no.	0531	drawing no.	3	revision	
date	18:09:13	scale	1:100	drawn by	PM

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ITEM NO: 3
WARD NO: Llandrillo
WARD MEMBER(S): Councillor Cefyn Williams
APPLICATION NO: 07/2013/1233/ PF
PROPOSAL: Erection of replacement two-storey dwelling with detached garage/workshop and alterations to existing vehicular access
LOCATION: Rhos Isa Llandrillo Corwen
APPLICANT: MrD S Williams
CONSTRAINTS:
PUBLICITY UNDERTAKEN: Site Notice - NoPress Notice - NoNeighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

LLANDRILLO COMMUNITY COUNCIL:
"No objections"

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure:

- Highways Officer:
No objections subject to conditions relating to the creation of the access and the provision of parking and turning spaces.

Ecologist:
No objections

RESPONSE TO PUBLICITY:

None received

EXPIRY DATE OF APPLICATION:

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for the erection of a replacement dwelling, and alterations to an access on land adjacent to existing housing developments at Llys Y Coed, Rhos Llan and Rhos Helyg in Llandrillo.
- 1.1.2 A two storey dwelling is proposed in the form of an 'L' shape, set back from the road frontage, with the parking and turning to the front. The proposed dwelling comprises 4 bedrooms and associated living areas, and a detached garage.
- 1.1.3 Materials proposed are a mix of cedar cladding and rendered walls with slate roof and upvc doors and windows.
- 1.1.4 The detailing of the proposal, the former dwelling and the site layout can be seen in the plans at the front of this report.

1.2 Description of site and surroundings

- 1.2.1 The application site is located to the west of Llandrillo. The site is accessed off the existing Dinan public road.
- 1.2.2 The site has been occupied by a two storey dwelling which has been demolished. It is on the corner of Dinan and Rhos Helyg.
- 1.2.3 The site is bound by hedges, and there are a number of mature trees within the site.
- 1.2.4 The surrounding area is characterised by residential development. The existing dwellings are a mix of sizes and types.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary of Llandrillo, as shown on the proposals map in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 Permission was granted in 2012 under the then relevant Unitary Development Plan for the redevelopment of this site by way of two dwellings. The permission has not been implemented.

1.5 Developments/changes since the original submission

- 1.5.1 None

1.6 Other relevant background information

- 1.6.1 None

2. DETAILS OF PLANNING HISTORY:

- 2.1 07/2012/1109 – Demolition of derelict detached two storey dwelling and erection of 1 detached two storey dwelling and 1 detached single storey dwelling and alterations to existing access, GRANTED under delegated powers

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4th June 2013)

- Policy RD 1 – Sustainable development and good standard design
- Policy BSC 1 – Growth strategy for Denbighshire
- Policy BSC 3 – Securing infrastructure contributions from development
- Policy BSC 11 – Recreation and open space
- Policy VOE 5 – Conservation of natural resources

3.2 Supplementary Planning Guidance

- SPG 4 – Open space requirements in new development
- SPG 6 – Trees and development

SPG 7 – Residential space standards
SPG 18 – Nature conservation and species protection
SPG 25 – Residential development design guide

3.3 GOVERNMENT POLICY / GUIDANCE

Planning Policy Wales Edition 5 November 2012
Technical Advice Note 5 – Nature Conservation and Planning (2009)
Technical Advice Note 12 – Design (2009)
Technical Advice Note 18 – Transport (2007)
Technical Advice Note 22 – Sustainable Buildings (2010)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 5, 2012 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
- 4.1.2 Density of development
- 4.1.3 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Recreation and open space
- 4.1.7 Highways (including access and parking)
- 4.1.8 Sustainability including codes and water management

4.2 In relation to the main planning considerations:

4.2.1 Principle:

In relation to the principle of the development, the relevant planning policy context in the Local Development Plan is Policy BSC 1 which sets out the basic growth strategy for Denbighshire and makes provision for new housing development, including within settlements like Llandrillo which are defined as villages. Policy RD1 relates to development proposals within development boundaries and sets out tests to ensure that development proposals do not have an unacceptable impact on the amenity and appearance of the area.

The site being considered is within the development boundary of Llandrillo, and therefore the principle of development is considered acceptable subject to an assessment of impacts as set out below.

4.2.2 Density of development:

Policy RD 1 states that development should make the most efficient use of land by achieving a minimum density of development of 35 dwellings per hectare, unless local circumstances dictate a lower density. Policy RD 1 also requires development to respect the character of the surrounding area.

The site measures approximately 0.09ha, and based on the indicative density could accommodate 3 dwellings. The surrounding area is developed by way of dwellings, most occupying plots smaller than the application site.

In Officers' view, it is considered that to develop a site of this size, in this location with three dwellings would not be possible due to highway constraints. The sites planning history does indicate that it would be possible to develop the site by way of two dwellings. However, given the history of the site (a single dwelling), it is not considered reasonable to insist on development achieving an equivalent density figure of 35 dwellings per hectare and the proposal is therefore considered acceptable on the basis of a 1:1 replacement.

4.2.3 Visual amenity:

Policy RD 1 contains general considerations to be given to the impacts of development. Among these considerations is the impact on the visual amenity of the area. There is a general requirement for development proposals to respect the site and surroundings by virtue of siting, scale, form, character, materials and spaces in and around buildings. Public views into and out of townscapes and across the open countryside should be respected.

The proposed two storey dwelling would be sited within an area characterised by spacious development, and two storey dwellings. The dwelling would be constructed with cedar cladding, render and slate roof. Within the surrounding area there is a wide range of building materials evident. The proposed dwelling would be set back from the highway with parking and turning area located to the front, replicating the general form of development within the locality.

It is considered that the scale and form of the dwelling are in keeping with the character of the area. The choice of materials is considered acceptable in this location, and the layout of the site would not appear at odds with the surrounding area. Within the scheme there is scope for suitable landscaping to help assimilate the development into the character of the area. The proposal is therefore considered to be acceptable in terms of visual amenity and its impact upon the character of the area, and is in accordance with Policy RD 1 in terms of visual amenity.

4.2.4 Residential amenity:

Policy RD 1 contains general considerations to be given to the impacts of development. Among these considerations is the impact on the residential amenity of the area. There is a general requirement for development proposals to not result in a loss of amenity for neighbouring dwellings by virtue of overlooking, increased activity, and disturbance. Adequate standards of amenity for the proposed development itself should also be provided. Supplementary Planning Guidance Note 7 advises that the minimum amount of amenity space for a dwelling is 40 square metres.

The nearest dwellings to the proposed dwelling are those on Rhos Helyg and Rhos Llan, some 20 metres to the north and east of the site. There are no dwellings directly opposite the site, and none to the south. The proposed dwelling would have a garden area in excess of 100 square metres.

Given the separation distances involved, and the location of windows, it is not considered that the proposed dwelling would result in a loss of amenity for surrounding properties. With in excess of 100 square metres of garden space, the proposed dwelling would have sufficient amenity space for future occupants. In terms of residential amenity the proposed dwelling is considered acceptable and in accordance with the relevant planning policies and guidance.

4.2.5 Ecology:

There is a general requirement in Policy RD 1 for development proposals to protect the natural environment. This is expanded on in Policy VOE 1 and VOE 5. Guidance

is offered in Supplementary Planning Guidance Note 18, Nature Conservation and Species Protection.

Within the site and along the boundaries are a number of mature trees. These trees have the potential to be host to protected species and other wildlife. They are also landscape features in their own right. The proposal seeks to remove a number of them to allow for the development. The site has been surveyed for protected species, and an arboriculture report has been submitted. No objections have been lodged from Natural Resources Wales, or the County Council Biodiversity Officer.

It is accepted that some trees will need to be removed from the site if the development is to proceed. There is scope to assess the site further to retain some trees, and to replant new ones as mitigation for the lost trees. The applicant has agreed to the imposition of planning conditions to secure this. In terms of wildlife, the advice of the County Council Biodiversity Officer is that the proposal is acceptable provided the recommendations in the ecological report are followed. The proposal is therefore considered acceptable in terms of biodiversity; subject to the imposition of relevant conditions.

4.2.6 Recreation and open space:

Policy BSC 3 seeks to secure, where relevant, infrastructure contributions from development. Policy BSC 11 requires all new residential development to provide a contribution to recreation and open space either on site, or by the provision of a commuted sum.

The proposal is for a single dwelling. Almost immediately to the rear of the site is an area designated as public open/recreation space. The applicant has agreed to pay a commuted sum in the region of £2660 towards the provision of improved facilities, and the ongoing maintenance of the recreation space in Llandrillo.

It is considered that in this instance the provision of a commuted sum is preferable to the option of on site provision, given that the proposal is for a single dwelling. It is therefore considered that the proposal is in accordance with Policy BSC 3 and Policy BSC 11, subject to a condition to secure the mechanism by which the commuted sum would be secured.

4.2.7 Highways (including access and parking):

Policy RD 1 and Technical Advice Note 18, contain criteria that seek to ensure development proposals do not have an adverse impact on highway safety.

The proposal involves alterations to an existing access onto the highway. A parking and turning area is located to the front of the dwelling, along with a garage. No objections have been received from the Highway Officer.

With regard to the requirements of Policy RD 1 and TAN 18, it is considered that the proposal is acceptable, and would not have an adverse impact upon the highway infrastructure.

4.2.8 Sustainability, including codes and water management:

Guidance in TAN 12 Design and TAN 22 Sustainable Buildings has introduced an obligation on applicants to demonstrate the approach to a range of design considerations, including how inclusive design and standards of environmental sustainability are to be achieved.

In the case of this submission, the Sustainability Code requirements of Planning Policy Wales, TAN 12 and 22 are considered to have been satisfactorily addressed. The Code for Sustainable Homes Pre Assessment Report indicates that it should be possible to achieve the required number of credits under 'Ene1 - Dwelling Emission Rate' and attain a Code Level 3 type for the development. In line with the advice contained in TAN 22, suitably worded conditions can be included to ensure the

development is carried out in accordance with the requirements of Sustainability Code guidance.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposal is considered to comply with policy, subject to conditions, and it is therefore recommended that permission be granted.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. PRE-COMMENCEMENT CONDITION

Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.

3. PRE-COMMENCEMENT CONDITION

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.

(b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;

(c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;

(d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;

(e) Proposed positions, design, materials and type of boundary treatment.

4. Facilities shall be provided and retained within the site for the loading/ unloading, parking and turning of vehicles in accordance with the approved plan which shall be completed prior to the development being brought into use.

5. Full details of the vehicular footway crossing shall be submitted to and approved in writing by the Local Planning Authority before the commence of any site works and the access shall be completed in accordance with the approved plans before it is brought into use.

6. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.

7. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. PRE-COMMENCEMENT CONDITION

No development shall take place until the mechanism for securing the provision of Recreation and Open space has been agreed in writing with the Local Planning Authority.

9. The new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

10. Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

11. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has

been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
4. To provide for the loading/ unloading, parking and turning of vehicles and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
5. To ensure the formation of a safe and satisfactory access in the interests of highway safety.
6. To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.
7. To ensure a satisfactory standard of development, in the interests of visual amenity.
8. In the interest of providing public open space.
9. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
10. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
11. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.

NOTES TO APPLICANT:

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.
Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).
Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway / verge under Section 184 of the Highways Act 1980.