

Heading:

24/2013/1461  
Land adj Hafod Ynys  
Rhewl, Ruthin

Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

 Application Site

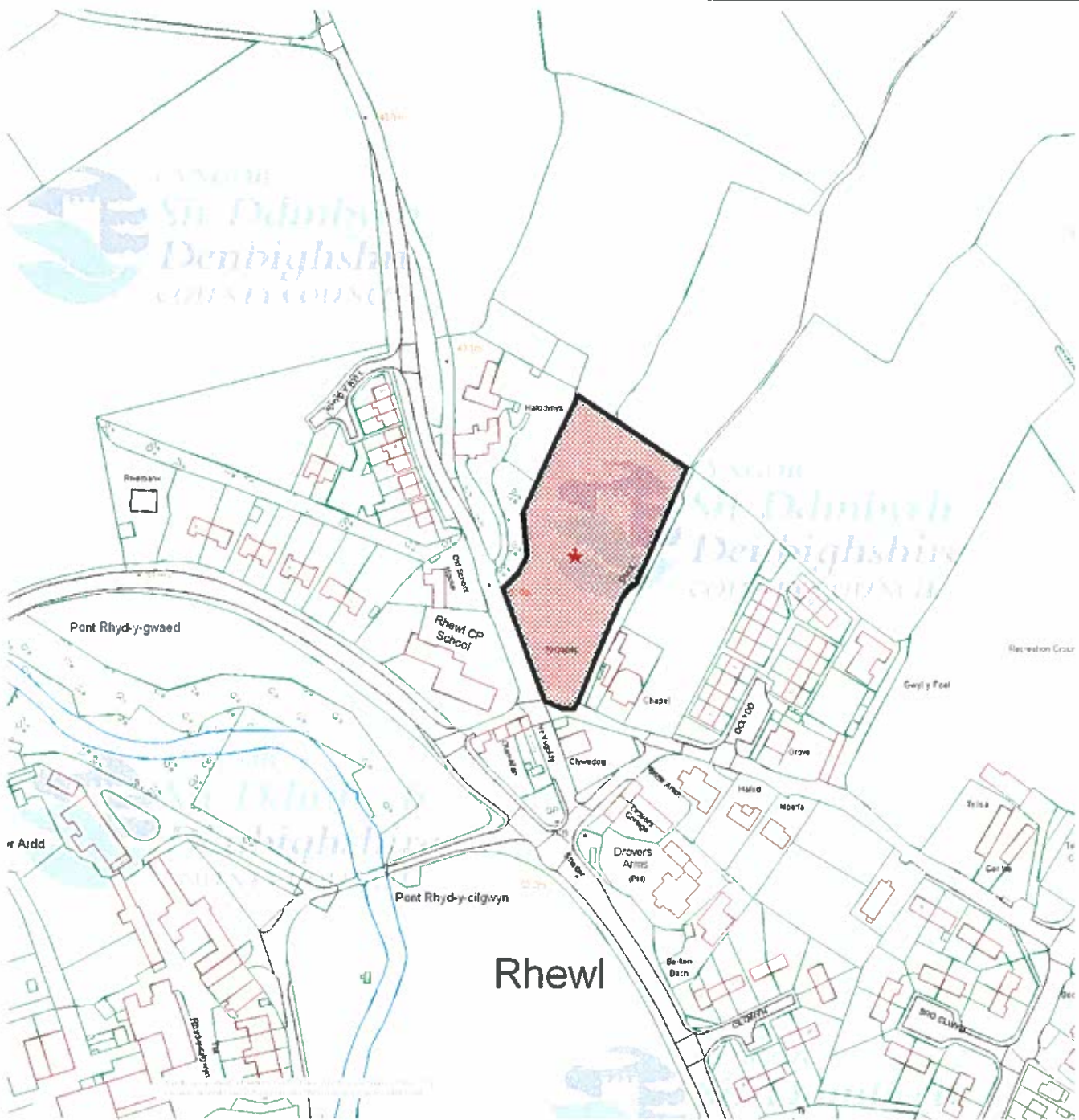


Date 4/3/2014  
Centre = 310921 E 360523 N

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.

Tel: 01824 706800 Fax: 01824 706709



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# LAYOUT PLAN



Rev	Date	Description	Initial
A	17/10	Issue for Approval	DJE
B	17/11	Revised layout following tree report	DJE
C	02/12	Planning Revision	SM

**Project:**  
Proposed Residential Development on Land Adjoining Hafod Ynys, Rhewl, Ruthin, Denbighshire.

**Title:** Site Plan 4  
**Scale:** (A2)  
**Location Plan:** 1:1250  
**Site Plan:** 1:500 4

**Drawn By:** S M Eltham  
**Date:** Sep 2013  
**Drawing No.:** C052/015  
**Sheet:** 1 of 1

**blueprint**  
ARCHITECTURAL SERVICES

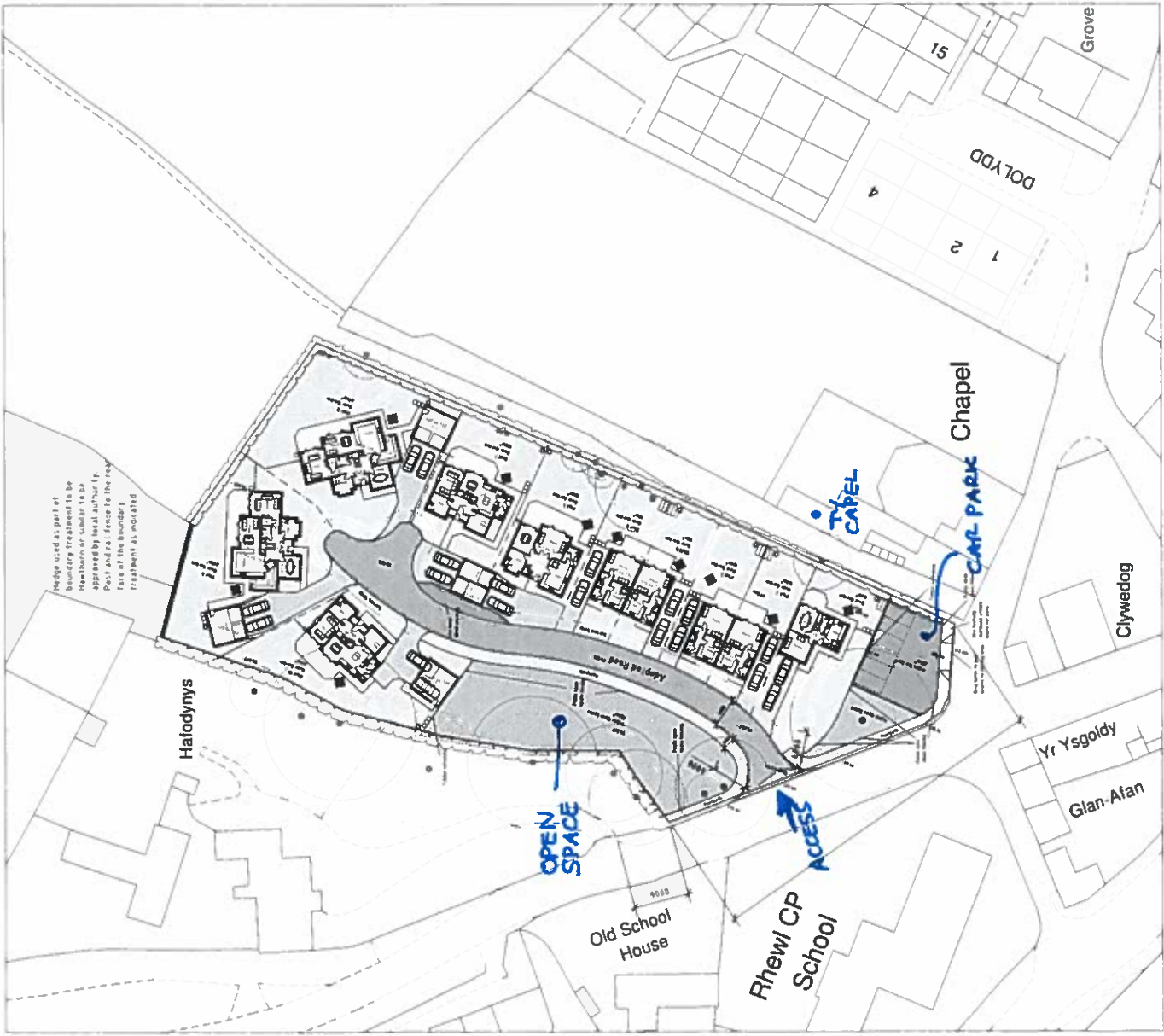
**LABC**  
REGISTERED ARCHITECTS

Rhewl Business Centre,  
Rhewl Business Park,  
Wrexham LL13 9XR  
Tel: 01978 355500  
www.blueprintarchitectural.com

**Landscaping**  
S11  
All garden areas to front and rear of dwellings to be bed in seed prior to completion to provide a good quality grassed lawn.  
Lawn level should planting to be used to complement form of the structure of the occupier.

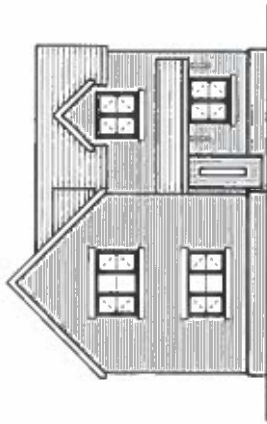
**Walls**  
Private driveway to be formed with kerbside finish to provide good quality concrete for the walls to the driveways of the local authority and local authority to front door side of dwelling and rear gate to be formed with paving slabs. Paved areas to be bed with slight fall away from dwelling to discharge surface water.

**Boundary Treatments**  
Existing boundary treatments to remain. New boundaries installed as per specification. All new boundary's between plots to be 2m high and timber fencing.

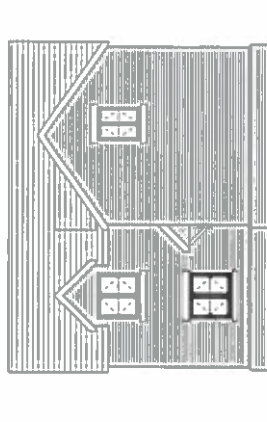


Site Plan 1:500

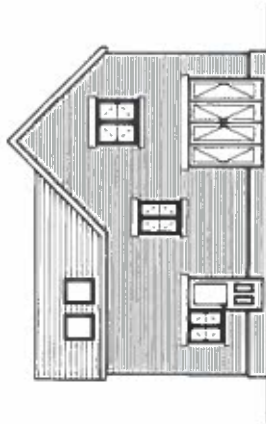
# 3 BED UNIT



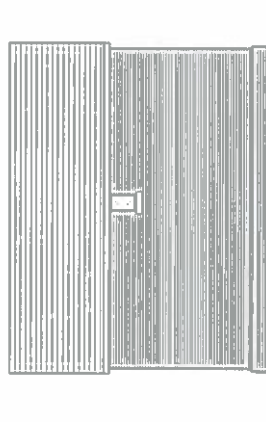
Front Elevation



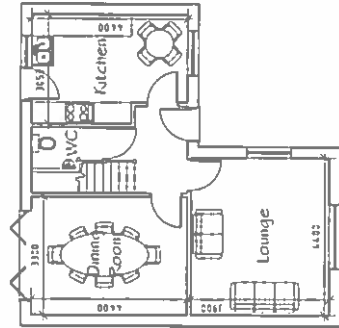
Side Elevation



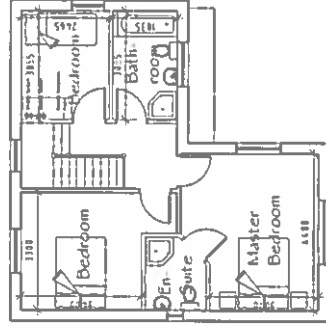
Rear Elevation



Side Elevation



Ground Floor Plan



First Floor Plan

**External Facing Materials:**  
External walls are to be finished using brick to Local A. Thatch approval but weather band on a natural finish mortar

**Roofing Materials:**  
Roof coverings are to be slate grey interlocking concrete roofing tile to local authority approval

All windows are to comprise sealed double glazed units, set in soft frame frames. Entrance and bathroom windows are to be fitted with obscured glass.

All fascia and soffits are to be painted to match the authority approval

Downpipes to be collected in 125mm diameter half round PVC guttering and 125mm diameter PVC downpipes. To discharge to soakaway, located in garden.

Rev	Date	Detail	Initial
C	19/11	Design Awards	SM
B	12/11	Design Awards	DJE
A	01/11	Design Awards	DJE

**Project:**  
Plot 1 Proposed Residential Development on Land Adjoining Hatod Ynys, Rhewl, Ruthin, Denbighshire,  
Title: 3 Bed Detached  
Scale: (A2) 1:100

**Drawn By:** D.J. Edwards  
**Date:** Sept 2013  
**Drawing No:** C052/008  
**Sheet:** 1 of 1

**blueprint**  
architectural services

**LABC**  
partner

Reowther Business Centre,  
Reowther Business Park,  
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**ITEM NO:** 1  
**WARD NO:** Llandyrnog  
**WARD MEMBER(S):** Councillor Merfyn Parry  
**APPLICATION NO:** 24/2013/1461/ PF  
**PROPOSAL:** Erection of 10 no. dwellings, associated garages, vehicular access, public open space and public car parking area  
**LOCATION:** Land adjoining Hafod Ynys Rhewl Ruthin  
**APPLICANT:** Mr Andy Cottle  
**CONSTRAINTS:** PROW  
C2 Flood Zone  
**PUBLICITY UNDERTAKEN:** Site Notice - YesPress Notice - YesNeighbour letters - Yes

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

- Member request for referral to Committee

**CONSULTATION RESPONSES:**

**LLANYNYS COMMUNITY COUNCIL**

"1. The Members feel that the vehicular access to the application site should be at the public car park end of the site as there is more space and safer option for the vehicular access at this point as the proposed vehicular access is on a narrow road and would not be a safe access point.

2. The monies set aside for the allocation of a play area would be better spent on a more appropriate Community project."

**NATURAL RESOURCES WALES**

Do not object to the proposal. Unlikely to have adverse effects on Protected Species, subject to compliance with standard advice in relation to controls over external lighting.

**DWR CYMRU / WELSH WATER**

Request inclusion of conditions and advisory notes in relation to detailing of foul and surface water systems. No problems envisaged with the capacity of the Waste Water Treatment Works or with water supply to serve the development.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

**Head of Highways and Infrastructure**

- Highways Officer

No objection subject to inclusion of conditions requiring approval of detailed highway layout and construction stage arrangements

- Footpaths Officer

Public Footpath 18 abuts the site and needs to be safeguarded at development stage.

#### Ecologist

No objection provided the recommendations in the ecological report are conditioned and followed (retention of trees and hedgerows, bat surveys, minimal external lighting, works outside bird nesting season, gaps in hedgerows to be filled in with native species, bat and bird boxes to be erected).

#### HOUSING AND COMMUNITY DEVELOPMENT SERVICE

Confirms there are 2 households in the area seeking affordable home ownership, and 16 in the wider area of Ruthin; and 2 households seeking affordable/intermediate rental properties in the Ruthin area.

#### RESPONSE TO PUBLICITY:

Representations received from:  
Emrys and Pauline Jones, Hafod Ynys, Rhewl

Summary of planning based representations :  
Ecological interests  
Barn owl is present in one of the trees on the site boundary.

Other matters raised:  
Inaccuracies in delineation of site boundary and indications of position of trees within separate ownership

#### EXPIRY DATE OF APPLICATION:

#### REASONS FOR DELAY IN DECISION (where applicable):

- Amended plans requiring reconsultation

#### PLANNING ASSESSMENT:

##### 1. THE PROPOSAL:

##### 1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for the development of 10 dwellings on a 0.56 hectare site to the south west of Hafod Ynys in Rhewl.
- 1.1.2 The site is included within the development boundary for Rhewl in the Local Development Plan, and lies immediately to the east of the village school on the opposite side of the minor road which runs north past the Rhyd y Byll development towards Llanynys.
- 1.1.3 The application documents include a layout plan showing the following :
  - a development of 10 dwellings to be served by a single cul de sac off the Llanynys road opposite the school
  - a public open space area between the cul de sac and the boundary of Hafod Ynys
  - a new footway along the site frontage
  - a 6 space public parking area in the southern corner of the site with a separate access off the road
  - Members are referred to the plans at the front of the report which shows the detailed elements of the scheme.
- 1.1.4 The proposals are for five 3 bedroom houses, three 4 bedroom houses, and two 5 bedroom houses. To meet the Council's affordable housing policy, one of the dwellings is proposed as an affordable unit. The proposed external materials of the dwellings are indicated as facing bricks and slate grey tiles.

The proposal involves the reconstruction of a stone boundary wall along the back of the footway, and the carrying out of landscaping / planting to close gaps in existing hedgerows along the boundaries.

- 1.1.5 The supporting documents include a Design and Access Statement including a Community Linguistic Statement, a Water Conservation Statement, an Ecological Assessment, an Arboricultural Impact Assessment, and a Code for Sustainable Homes Pre Assessment report.

The main points of relevance to the proposals in the Design and Access Statement are:

The land is an allocated housing site and has a valid outline planning permission establishing the principle of a residential development

One affordable unit is proposed to meet the requirements of the Council's Local Development Plan

The proposals include for a new footway along the highway and an off road parking area available for use in connection with the primary school

The development is anticipated to have a positive impact on the Welsh language encouraging families already local to the area to stay, by matching housing needs

It is close to the centre of the village

The requirements of the Highway Authority have been incorporated in the proposals

The scheme will be designed to meet Sustainable building and accessibility standards, incorporating suitable water conservation measures.

There will be a mix of dwelling types, of two storey height, designed to fit in with surrounding development

## 1.2 Description of site and surroundings

- 1.2.1 The application site is on the east side of the road running north from the A525 to Llanynys, opposite the village school. It is a relatively flat field between the substantial buildings at Hafod Ynys and Ty Capel and the burial ground to the rear of the Chapel.
- 1.2.2 Access into the site is currently possible from an entrance close to Ty Capel and the complex of road junctions at the south end of the site.
- 1.2.3 There is an overgrown stone wall along the road frontage and a number of boundary trees and hedgerows around the site.
- 1.2.4 Land to the north is open agricultural fields.
- 1.2.5 There are currently no footways along the Llanynys road along either side of the site frontage.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary for Rhewl, which is identified as a village for the purposes of the Local Development Plan. It is annotated as a Housing Commitment on the Proposals Map, and within the schedule of sites in villages under Policy BSC1 of the LDP.

## 1.4 Relevant planning history

- 1.4.1 The land has been the subject of a number of applications in the past, and has a current outline consent for residential development granted in October 2012. The plan accompanying the application showed a layout with a total of 11 dwellings, a 'school parking area', and a small play area; the dwellings served by a cul de sac road in the same position as now proposed, and a separate access for the school parking area.

## 1.5 Developments/changes since the original submission

1.5.1 Following receipt of representations, Officers have sought clarification of matters of detail relating to the layout, delineation of the site boundary, and in recognition of the Community Council's suggestions, the option of foregoing provision of the on site open space and making a financial contribution in lieu (which could be used to improve local recreation facilities, such as the playing field to the south west).

1.5.2 The agent has responded to confirm that the highway revisions requested by the highways officer have been incorporated into the layout, amendments to the siting of buildings have been accommodated, and the site boundaries have been adjusted to deal with matters raised by the neighbours. In relation to the suggestion of a commuted sum payment in lieu of on site open space provision, the agent is in negotiation with Officers over the option of payment instead of providing an equipped children's play space on site, but it is still intended to provide the recreational open space area in the location shown, in order to comply with the Council's own planning policies.

## 1.6 Other relevant background information

1.6.1 None

## **2. DETAILS OF PLANNING HISTORY:**

- 24/2004/0873/PO

Development of 0.6ha of land for residential purposes and car parking for school and means of access (outline application)

GRANTED 08/11/2006

- 24/2008/0149/PR

Details of 11 dwellings submitted in accordance with 24/2014/0873

WITHDRAWN 16/06/2009

- 24/2012/0065/PO

Development of 0.6ha of land for residential purposes (outline application – all matters reserved)

GRANTED 29/10/2012

## **3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

Policy RD 1 Sustainable Development and good standard design

Policy RD 5 The Welsh language and the Social and cultural fabric of communities

Policy BSC 1 Growth Strategy for Denbighshire

Policy BSC 4 Affordable Housing

Policy BSC 11 Recreation and Open Space

Policy VOE 5 Conservation of natural resources

Policy VOE 6 Water management

Policy ASA 3 Parking Standards

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note 4: Recreational Public Open Space

Supplementary Planning Guidance Note 8: Access for all

Supplementary Planning Guidance Note 22 Affordable Housing in New Developments

Supplementary Planning Guidance Note 25: Residential Development Design Guide

3.3 Government Policy / Guidance

Planning Policy Wales Edition 5 November 2012

TAN 1 Joint Housing Land Availability Studies (2006)

TAN 5 Nature Conservation and Planning (2009)

TAN 12: Design (2009)

TAN 20: The Welsh language – Unitary Development Plans and Planning Control (2000)

#### 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 in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Density of development
- 4.1.5 Ecology
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space
- 4.1.10 Sustainability codes and water management
- 4.1.11 Impact on Welsh Language and Social and Cultural Fabric

##### 4.2 In relation to the main planning considerations :

###### 4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages.

The site is located within the development boundary of Rhewl, which is designated as a village in the adopted Local Development Plan, and it is allocated as a housing commitment on the proposals map accompanying the Plan. There is a current outline planning permission for residential development on the site, with an indicative layout showing 11 dwellings.

The principle of residential development in this location is consistent with the Council's adopted plan. Given this background, Officers would respectfully suggest the acceptability of the particular proposals therefore has to rest on the specific impact assessments detailed in the following sections of the report.

###### 4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.



There are no objections to the proposal based on potential visual impacts of development. The proposals involve removal of 5 trees in total, 4 considered to be of low quality and value and 1 of poor condition, and a detailed scheme of replanting including filling gaps in hedgerows with native species. The external materials on the dwellings are indicated as facing bricks and grey tiles, to the Council's approval.

Given the loss of trees involved to accommodate the development would be minimal, the proposals are considered acceptable, and the replacement and additional planting when established will contribute positively to improving the quality of the development. The design and layout of the development is considered to be respectful of the location, and controls over the choice of external materials will help ensure the built form is in keeping with development in close proximity. The reconstruction of a frontage wall in stone, at the back of the proposed footway would help to retain an element of the character of the lane.

#### 4.2.3 Residential amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are no concerns expressed over potential for loss of privacy / amenity from new development on the site.

Having regard to the revised layout and the detailing of dwellings relative to nearby development, Officers opinion is that there would be no adverse impacts on the amenities of occupiers of existing or proposed dwellings. The agents have revised the plans of the dwelling on Plot 1 to minimise any potential for overlooking of the Chapel House. The other dwellings do not pose any issues in relation to existing properties as a result of the distances to boundaries, etc.

#### 4.2.4 Density of development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density.

There are no representations raising issues over the density of development proposed.

Applying the density figure referred to in Policy RD1 would give an indicative number of 17 dwellings for the site area involved. However, in looking at the 'local circumstances', it is relevant to take into consideration the proposal to provide a parking area within the site for use in connection with the school, and the presence of mature trees within the site which are to be retained, which limit the developable area still further. Existing development on the east side of the Llanynys road is characterised by substantial properties at Hafod Ynys and the Chapel / Chapel House, and the type of dwellings and layout proposed would appear in keeping with these properties. Previous permissions have shown proposals for 11 dwellings on the site and have not been opposed in principle. Consequently, Officers do not believe the proposed density is inappropriate or that there is conflict with test ii) of the policy.

#### 4.2.5 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated

sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.

There are no objections expressed over the potential impact on wildlife as a result of development, although attention is drawn to the presence of owls in a tree close to the Hafod Ynys boundary. The Council's Biodiversity Officer and Natural Resources Wales have raised no objection subject to the implementation of the measures detailed in the ecological survey, and to controls over external lighting.

Officers conclusion is that it would be in order to protect ecological interests through the inclusion of conditions suggested by the County Ecologist, if a permission is granted.

#### 4.2.6 Drainage

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

There are no representations relating to the drainage implications of the development. The applicant has not provided any drainage details for approval but Natural Resources Wales, Dwr Cymru / Welsh Water and the Council's Engineer have raised no objection to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

In Officers opinion, the consultation responses suggest there are no reasonable drainage grounds to oppose the development of the application site. Conditions would need to be included to cover the matters raised by Dwr Cymru / Welsh Water.

#### 4.2.7 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

There are concerns expressed by the Llanynys Community Council over the location of the main vehicular access to the site, and a suggestion that this should be moved to the parking area at the south end of the site. The conclusions of the Highways Officer is that the proposals represent the safest option to provide access to the site, offering improvements in the form of a footway on one side of the road, and offer a clear gain for the community in the form of the off road parking spaces which should limit the amount of indiscriminate parking along the road in connection with the school use.

It is not considered, with respect to objections raised, that there are any strong highway grounds to refuse permission here. The scheme has been developed in liaison with the Highways Officer and would bring about improvements including the

provision of a car parking area for use in connection with the school, and a footway along one side of the road which would be a safety feature not currently present in this location. Previous permissions have clearly indicated the main access to the site in a location similar to that now proposed, including the site plan submitted with the still valid outline planning consent granted at Committee in November 2012.

#### 4.2.8 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units is provided.

The applicant has stated that the Council's Affordable Housing requirement of 10% would be provided, i.e. in the form of a single dwelling on the site. The Council's Housing Strategy officer has advised there is evidence of affordable need in the Rhewl area.

Officers suggest the proposals are in conformity with the Affordable Housing policy in the Local Development Plan, and that the mechanism for retaining the unit for affordable purposes in perpetuity can be secured through condition or a Section 106 Obligation.

#### 4.2.9 Open Space

Policy BSC 11 requires proposals for all new residential development to make adequate provision for recreation and open space for the benefit of residents. The policy confirms that the Council expects developers to include the required amount of formal and informal open space within their developments and on site, and that commuted sums will only be acceptable where it is demonstrated that a development would not be financially viable should the full requirement for open space be provided on site, or where it is impractical to provide the full requirement for open space on site. The relevant County Standard for on site provision is set out in the text to the policy

The Llanynys Community Council have suggested the monies set aside for the allocation of a play area would be better spent on a more appropriate Community project. The agents are in negotiation with officers on the option of a commuted sum payment in lieu of on site provision of an equipped children's play area. Members will be updated in the late representation sheets on this situation.

In Officers' opinion, the proposal to provide an open space on the site is consistent with the requirements of Policy BSC11 of the Local Development Plan, and it would be an acceptable option consistent with the Community Council's suggestion, to agree to payment of a commuted sum instead of providing an equipped children's play area on the site. The Community Council could then bid for such a payment for use in improving the standard of the local play area.

#### 4.2.10 Sustainability including water management

Sustainable development is a key part of the Local Development Plan Strategy, and has been applied to the land use policies and allocations in the Plan. Planning Policy Wales (Section 4.12) sets out Welsh Government's drive to ensure that development proposals mitigate the causes of climate change by minimising carbon and other greenhouse gas emissions associated with their design, construction, use, and eventual demolition, and outlines the requirement to move towards more sustainable and zero carbon buildings in Wales through application of specific standards for construction. The Sustainability Code requirements are referred to in TAN 22 Sustainable Buildings, which confirms the obligation on applicants to demonstrate that building(s) can meet specific standards of construction and carbon emission levels.

In the case of this submission, the application is accompanied by a Code for Sustainable Homes Pre-Assessment report which demonstrates that the

requirements of TAN 12 and TAN 22 can be satisfactorily addressed. The Water Conservation Statement provides an outline of steps to be taken to conserve and use water as part of the development. Suitably worded conditions can be attached to ensure development is carried out in accordance with the requirements of the Sustainability Code.

#### 4.2.11 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan.

The Community Linguistic Statement submitted with the application concludes that the proposals would have a positive impact on the Welsh language.

In Officers' opinion a residential development on this site would not by virtue of its size, scale, and location cause significant harm to the character and language balance of the community. The site is identified as one suitable for new housing in the development plan in order to meet the County's growth targets, and as part of the allocation process due account would have been taken of the potential for impact on the language and social fabric.

## **5. SUMMARY AND CONCLUSIONS:**

5.1 The site has a valid outline planning consent and has been included as a housing commitment within the development boundary of Rhewl as part of the adopted Denbighshire Local Development Plan. This establishes the acceptability of the principle of the development.

5.2 The report sets out the main planning issues which appear relevant to the consideration of the detailed application for 10 dwellings. There are concerns raised over highway issues, but the proposals have been scrutinised by the Highways Officer and it is not considered that there are any substantive grounds to resist the grant of permission. Open space is proposed in compliance with current planning policy.

### **RECOMMENDATION: GRANT - subject to the following conditions:-**

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

#### **2. PRE-COMMENCEMENT**

No development shall take place until a scheme of foul drainage, surface water drainage and land drainage has been submitted to, and approved by, the Local Planning Authority. The surface water drainage scheme should be based on sustainable drainage principles and an assessment of hydrological and hydrogeological context of the development. The drainage strategy should demonstrate the surface water run-off will not exceed the run-off from the undeveloped site. The approved scheme shall be completed before the development is completed.

3. Facilities shall be provided and retained within the site for the parking of vehicles in accordance with the approved plan and shall be completed prior to the proposed development being brought into use.

4. The detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road, new footway and associated highways works as indicated on the approved plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site and they shall be constructed in accordance with the approved drawings or as otherwise agreed in writing before any dwelling is occupied.

5. In relation to the carrying out of the works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, traffic management scheme, vehicle wheel washing facilities, hours and days of operation

and the management and operation of construction vehicles, the works shall be carried out strictly in accordance with the approved details.

6. The development shall not begin until arrangements for the management and maintenance of the parking area have been submitted to, and approved in writing by the local Planning Authority.

7. The development shall not begin until arrangements for the delivery of affordable housing, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.

8. The development shall not begin until the arrangements for the provision of open space, in accordance with the Council's Policies and guidance, has been submitted to and approved in writing by the Local Planning Authority.

9. Construction of any 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 22 November 2010.

10. Each 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 22 November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

11. Prior to the occupation of each of the dwellings 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.

12. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.

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. To ensure suitable arrangements for the drainage of the site.
3. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
4. In the interests of the free and safe movement of all users of the highway and to ensure the formation of a safe and satisfactory access.
5. In the interests of the free and safe movement of all users of the highway and to ensure the formation of a safe and satisfactory access.
6. To ensure suitable arrangements for the management and future maintenance of the parking area.
7. In order to ensure suitable arrangements for affordable housing in accordance with planning policies.
8. In order to ensure suitable arrangements for open space in accordance with planning policies.
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.
12. In order to ensure that trees and hedges to be retained are not damaged by building or engineering works.

#### NOTES TO APPLICANT

You are advised to contact Dwr Cymru Welsh Water in relation to the detailing of the foul and surface water systems – see the attached response to the consultation for relevant contacts.