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 Application Site

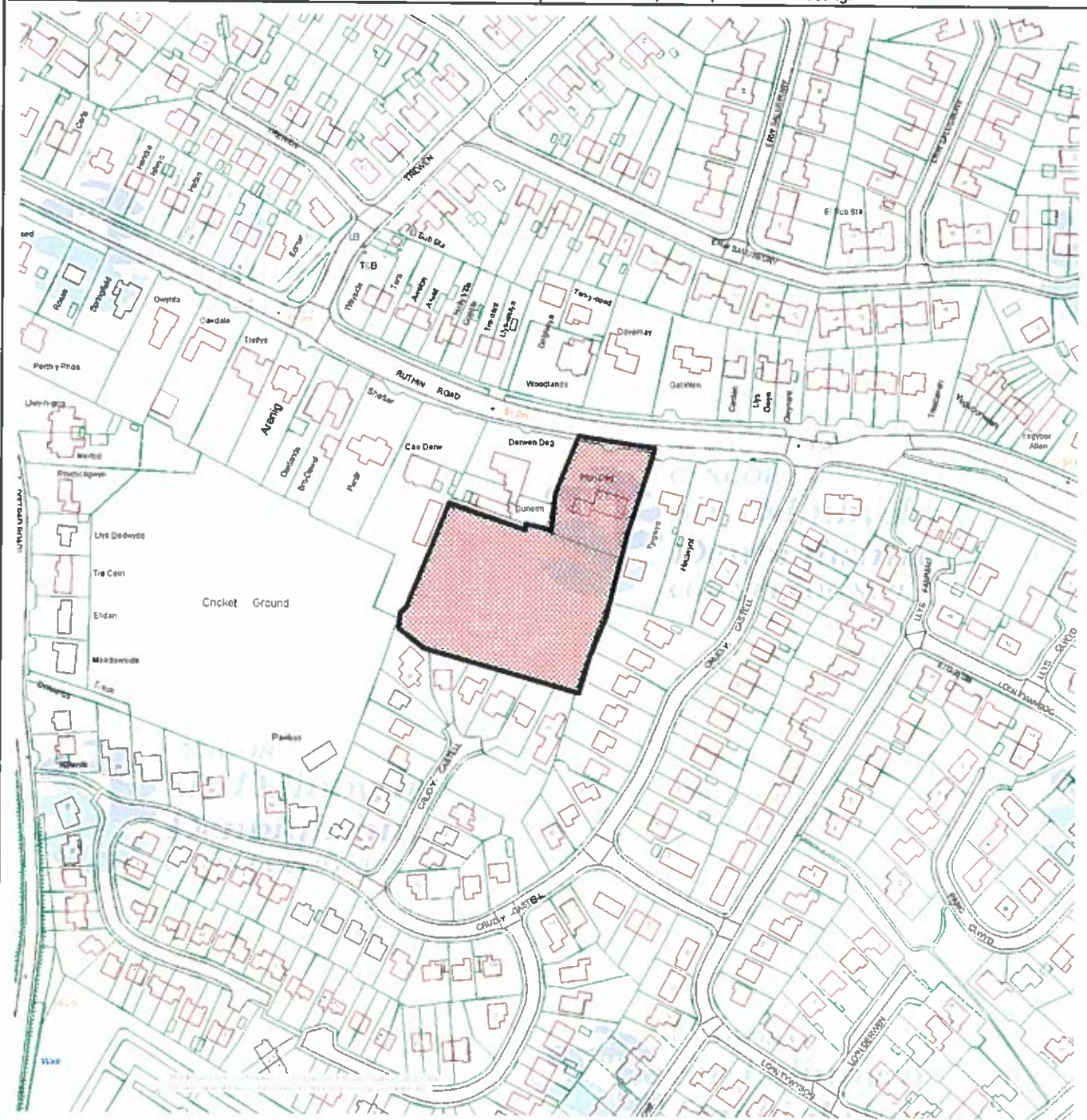


Date 3/4/2014  
Centre = 306433 E 366113 N

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.

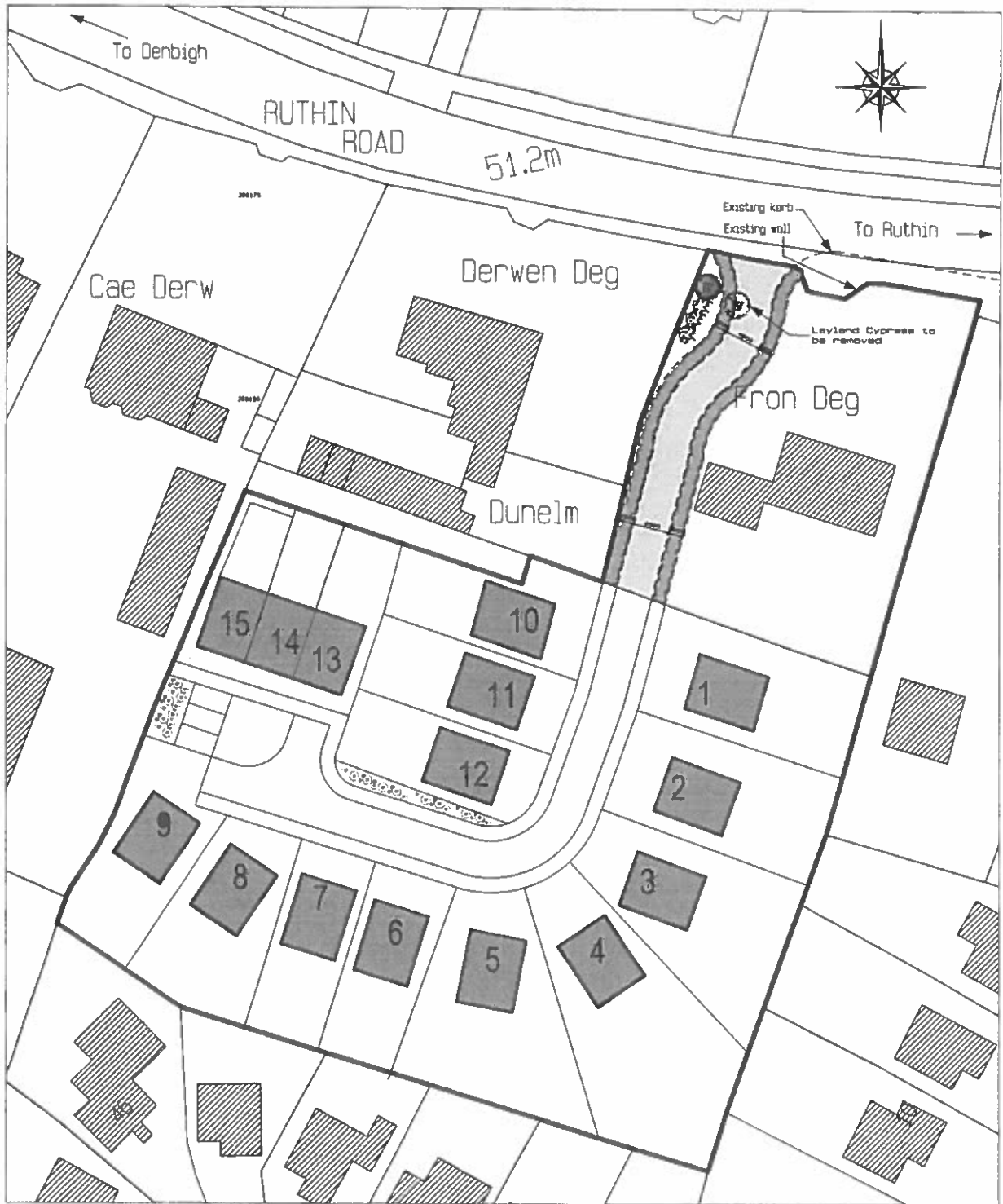
Tel: 01824 706800 Fax: 01824 706709



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# ILLUSTRATIVE PLAN



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**WYNN ROGERS**  
Cyf

CHARTERED BUILDING SURVEYORS  
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E-mail: consult@wynn-rogers.co.uk

**PROJECT**

Land at Fron Deg, Ruthin Road,  
Denbig

**DRAWING TITLE**

Location Plan/Possible Layout

**CLIENT**

Exec's of T.M.Hughes Esq (dec.)

PROJECT NO. OA226 DRAWING NO.

DRAWN mdc 1

SCALE 1:1250 REVISION

DATE Nov 2013 A-24/02/14

PAPER A4

**ITEM NO:** 1  
**WARD NO:** Denbigh Lower  
**WARD MEMBER(S):** Councillors Ray Bartley and Richard Davies  
**APPLICATION NO:** 01/2014/0072/ PO  
**PROPOSAL:** Development of 0.6ha of land for residential purposes (outline application including access)  
**LOCATION:** Land adjoining Fron Deg Ruthin Road Denbigh  
**APPLICANT:** Executors Of The Late T M Hughes  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - Yes Press Notice - Yes Neighbour letters - Yes

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

- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**

**DENBIGH TOWN COUNCIL**

"The Council does not wish to raise any objection to the application"

**DENBIGH AND DISTRICT CIVIC SOCIETY**

Support. Having looked at the application, agree it was well laid out and made good use of the available space.

**NATURAL RESOURCES WALES**

No response received.

**DWR CYMRU / WELSH WATER**

No objections. Request attention is drawn to standard requirements in relation to separating land drainage and foul sewers.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Highways and Infrastructure

- Highways Officer

Having regard to previous permissions at this location for residential development, does not foresee any significant traffic related issues arising from this small scale development.

Suggests inclusion of conditions requiring further approval of the access details, internal estate layout, and parking and turning arrangements.

- Biodiversity Officer

No objections. Further ecological assessment may be required at detailed plan stage to address impacts if hedgerow and trees are proposed for removal. The habitat itself is of no particular value to wildlife, being agriculturally improved.

Housing and Community Development Service

Confirm the waiting list for social housing shows a sizeable demand for smaller properties, and recommends the LDP guidance of 10% be adhered to in this case.

## RESPONSE TO PUBLICITY:

### In objection

Representations received from:

- M. J. Tuck, Dunelm, Ruthin Road, Denbigh (O)
- A. Parry, Gat Wen, Ruthin Road, Denbigh (O)
- K.O. & P.A. Jones, Ty Gwyn, Ruthin Road, Denbigh (O)
- Miles & Barbara Barlow, The Woodlands, Ruthin Road, Denbigh (O)
- M. Jeffs, 1, Derwendeg, Ruthin Road, Denbigh (O)
- L. Tuck, Flat 2, Derwendeg, Ruthin Road, Denbigh (O)
- M. Mahon & A. White, 3, Derwen Deg, Ruthin Road, Denbigh (O)
- S. Evans, Doverhay, Ruthin Road, Denbigh (O)

Summary of planning based representations in objection:

#### Overdevelopment of the site

Too many dwellings / cramped layout / out of keeping with surroundings / should respect the street setting of development on Ruthin Road, Trewen and Crud y Castell.

#### Residential amenity

Proximity of dwellings to Dunelm would lead to overlooking and overshadowing of that property / noise, pollution and congestion from development including at construction stage / noise, disturbance, and loss of privacy to 3 Derwen Deg from passage of vehicles and pedestrians along the access road.

#### Highways / access issues

Access arrangements inappropriate and would lead to dangers and increased accident potential along Ruthin Road / Ruthin Road is a major road which has got busier since the previous planning permission / the access is on the only corner between the by-pass roundabout and Townsend / the access road is only 14 metres wide, compared with 16 metres on Ruthin Road / there are busy estate roads emerging onto Ruthin Road within 100 metres of the access (Crud y Castell and Trewen) / 15 dwellings too many / alternative access should be sought, e.g. buying a house on Crud y Castell / dangers to pedestrians, including schoolchildren walking along Ruthin Road.

#### Ecology

Loss of wildlife resource, corridor for movement of insects and invertebrates.

#### Drainage

Increased surface water run off may result in flooding during heavy rainfall.

**EXPIRY DATE OF APPLICATION: 20/04/2014**

## PLANNING ASSESSMENT:

### 1. THE PROPOSAL:

#### 1.1 Summary of proposals

- 1.1.1 The application seeks outline planning permission with access, for the development of 0.6 hectares of land for residential purposes.



1.1.2 The main part of the site is to the south of the dwelling Fron Deg, and would be accessed via a new entrance off Ruthin Road. The relationship between the site and its proposed vehicular access is shown on the plan at the front of the report.

1.1.3 The application is accompanied by a layout plan showing the location of the access road running from Ruthin Road between the existing dwelling Fron Deg and the western boundary of the plot adjoining the properties Derwen Deg and Dunelm. The road runs into a proposed cul de sac in the main part of the plot to the south, where the 'possible layout' plan shows ideas for 15 dwellings.

1.1.4 The main documents submitted with the application are a Design and Access Statement and a Code for Sustainable Homes Pre-Assessment report. The Design and Access Statement notes:

- The site historically comprised of a sizeable agricultural unit, which has been sold off over time for residential development.
- Outline planning permission has been granted for residential development in 1994, and has been renewed in 1997, 2002, and 2006, the details being the same in each case.
- The ill health of the owner led to the 2006 consent not being renewed, and this expired in 2009.
- The executors of the owner are seeking to regain consent but do not anticipate undertaking development themselves.
- The application seeks outline consent for the development and for the formation of the access road from Ruthin Road to serve the development.
- The aggregate land area is 0.5 ha excluding the access

## 1.2 Description of site and surroundings

1.2.1 The site is located on the south side of Ruthin Road, and its main boundaries border existing development at Crud y Castell, Denbigh Cricket ground, and the rear of properties which front Ruthin Road.

1.2.2 It is a flat paddock area bounded by long established hedgerows and boundary fences of adjoining private dwellings. The access to the site would run along the line of an existing track which has provided access to the paddock from Ruthin Road.

1.2.3 There are substantial detached dwellings in large plots along Ruthin Road, and a mix of single storey and 2 storey detached dwellings in that part of the Crud y Castell development which borders the site.

## 1.3 Relevant planning constraints/considerations

1.3.1 The site is within the development boundary of Denbigh in the Local Development Plan, but has no specific use designation.

## 1.4 Relevant planning history

1.4.1 Outline planning permission for the residential development of the site has been granted previously in 1994, and has been renewed in 1997, 2002, and 2006.

## 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 Outline planning permissions for the development of the land for residential purposes :  
1/11637 - GRANTED 15/02/1991

1/13810 - GRANTED 26/01/1994

01/788/96 - GRANTED 16/01/1997

01/777/99 - GRANTED 15/12/1999

01/2005/1363/PO - GRANTED 03/11/2006

## **PLANNING ASSESSMENT:**

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

The main planning policies and guidance are considered to be:  
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 6 Water management  
Policy ASA 3 Parking Standards

#### **3.1 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  
Supplementary Planning Guidance : Welsh Language Supplementary Planning Guidance

#### **3.2 Government Policy / Guidance**

Planning Policy Wales Edition 6 February 2014  
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)  
TAN 22: Planning for 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 6, February 2014 (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 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Affordable Housing
- 4.1.8 Open Space
- 4.1.9 Sustainability codes
- 4.1.10 Impact on Welsh Language and Social and Cultural Fabric
- 4.1.11 Density of development

#### 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 Denbigh, which is designated as a 'low growth' town in the adopted Local Development Plan.

The principle of residential development in this location is consistent with the Council's adopted plan, and there have been previous grants of outline permission in 1994, 1997, 2002 and 2006, which are a significant consideration in relation to the application. 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 specific objections to the proposal based on the visual impact of a residential development in this location.

Given the application is for outline permission, with no details of any dwellings, it is Officers' opinion that there are no grounds for resisting an 'in principle' application for residential development on a site of this nature within an established town on grounds of visual amenity. Specific regard would however need to be given to the acceptability of the detailed impact of the dwellings at reserved matters stage in terms of details of appearance, layout, house types etc.

##### 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 local concerns expressed over potential for overlooking, loss of privacy, noise, and disturbance, including at construction stage.

In respecting the comments received, whilst the application contains an illustrative layout indicating a possible format for a development, this is for illustrative purposes only and there are no elevation or floor plans to allow consideration of the impact on adjacent properties. This is a matter to be dealt with at reserved matters stage, when full details of dwelling types, siting, and proximity to existing property can be assessed. At detailed plan stage, careful consideration would be given to the potential residential amenity impacts on adjacent properties, including overlooking and issues of loss of privacy, taking account of levels, distances between dwellings, etc.. In Officers opinion, impact on residential amenity would not be a reasonable basis for a refusal of an outline planning application. Controls over activities at construction stage can be exercised through the inclusion of appropriate condition(s).

#### 4.2.4 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 concerns expressed by one objector at the potential loss of a wildlife resource, including a corridor for movement of insects and invertebrates. However, it is to be noted that the Biodiversity Officer has no objections as it is considered that the habitat itself is of no particular value to wildlife, being agriculturally improved.

In Officers' opinion, on the basis of the Biodiversity Officer's comments, there are no substantive ecological concerns here, but due account would need to be taken at detailed plan stage of the specific proposals in relation to hedgerows and trees within the site, which may oblige an ecological assessment.

#### 4.2.5 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 is one representation expressing concern over the potential effects of additional hard surfaced area in terms of flooding potential during heavy rainfall. The applicant has not provided any drainage details for approval but Dwr Cymru Welsh Water have raised no objection to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

In Officers opinion, there are no reasonable drainage grounds to oppose the development of the application site. Conditions would need to be included to ensure drainage details are submitted as part of any reserved matters application, and these would need to be acceptable to the respective drainage bodies.



#### 4.2.6 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.

The means of access to the site is included for approval as part of this outline application. There are a number of objections from private individuals over the highway / access implications of the development of the land, set out in the summary of representations – primarily concerns over the creation of a new access onto Ruthin Road, and perceived dangers associated with that access. However, it is significant that the Highways Officer has no objections to the proposal, having regard to the previous permissions for residential development, and has stated that it is not foreseen that there will be any significant traffic related issues arising from this small scale development.

It is not considered, with respect to the concerns of the objectors, that there are any strong highway grounds to refuse permission here. The access onto Ruthin Road is proposed in the same position as that shown on the previous outline consent, and the Highway Officer is satisfied that a safe and suitable access can be constructed to serve the scale of development proposed. The access would enter Ruthin Road some 130 metres from the Trewen entrance, and 90 metres from the Crud y Castell entrance, which appear reasonable distances between junctions in a 30mph speed restricted area where there is good advance visibility of the proposed junction. It is not considered that the development would pose an unacceptable additional risk to road safety.

#### 4.2.7 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 Council's Housing Officer has advised the waiting list in Denbigh shows a sizeable demand for smaller properties and that the Affordable Housing policy requirement of 10% provision should apply.

In accordance with current planning policy, it is now accepted practice to use a 'standard' form of planning condition, to establish the requirement for an agreed level of affordable housing or payment of commuted sum prior to the commencement of development dependent on the number of dwellings proposed. Officers suggest this approach to be appropriate in this instance.

#### 4.2.8 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

There are no representations relating to open space matters in connection with the development.

In Officers opinion, whilst noting the illustrative site plan shows no proposals for open space, provision can be secured through inclusion of a standard condition on any permission.

#### 4.2.9 Sustainability codes

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.

The application contains a Code for Sustainable Homes Pre-Assessment report which demonstrates that the requirements of TAN 12 and TAN 22 can be satisfactorily addressed. Suitably worded conditions can be attached to ensure development is carried out in accordance with the requirements of the Sustainability Codes.

#### 4.2.10 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.

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 within a large town where a small development is unlikely to have adverse impact on its social fabric.

#### 4.2.11 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.

Representations raise issues over the numbers of dwellings shown on the illustrative site plan, suggesting 15 dwellings would represent an overdevelopment of the site.

If the section of site including the access is taken into account, the developable area is approximately 0.5 hectares. Application of the density figure referred to in Policy RD1 would give an indicative number of 17 / 18 dwellings for the site area involved. However, this is essentially a matter for consideration at detailed plan stage, when it would be necessary to take into account relevant 'local circumstances' such as the need for an open space area, the relationship with adjoining development, and any constraints from the presence of trees, etc. Officers do not believe it would be appropriate to suggest there is any conflict with test ii) of the policy at outline application stage.

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

5.1 The site is within the development boundary of Denbigh and has previously been the subject of an outline permissions, the latest being in 2006, which established 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 application. 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 outline permission.

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

1. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site, (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. **PRE COMMENCEMENT CONDITION**  
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.
5. **PRE COMMENCEMENT CONDITION**  
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.
6. **PRE COMMENCEMENT CONDITION**  
The development shall not begin until 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.
7. 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.
8. 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.
9. 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.
10. The access shall not be as shown but shall be in accordance with the details to be submitted to and approved in writing by the Local Planning Authority and shall include for the closing off of the existing access to Fron Deg.
11. The proposed access shall have a visibility splay of 2.4m x 40m in both directions measured along the nearside edge of the adjoining carriageway overland within the control of the Applicant and or the Highway Authority and within which there shall be no obstruction in excess of 1.05m in height.
12. The detailed layout, design, drainage and construction of the internal estate road shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement for any site works.
13. Facilities shall be provided and retained within the site for the loading/unloading, parking and turning of vehicles in accordance with a scheme to be agreed with the Local Planning Authority and shall be completed before the development is brought into use.
14. The layout plan submitted as part of the application has been treated for illustrative purposes only and does not form part of this permission, or convey the Local Planning Authority's approval to a specific number of dwellings on the site, or to the detailed access and parking details.
15. In relation to the carrying out of any site works, none 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.

16. None of the trees within the application site shall be lopped, topped or felled other than with the prior written approval of the Local Planning Authority.

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

1. The application is for outline permission.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. To prevent the increased risk of flooding, both on and off site.
5. In order to ensure suitable arrangements for affordable housing in accordance with planning policies.
6. In order to ensure suitable arrangements for open space in accordance with planning policies.
7. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
8. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
9. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
10. To ensure the formation of a safe and satisfactory in the interest of highway safety.
11. To ensure that adequate visibility is provided at the point of access to the highway in the interest of traffic safety.
12. To ensure that the estate road system is constructed to a standard suitable for adoption and, in the interests of traffic safety, is capable of catering for the amount of traffic that is likely to be generated by the proposal.
13. 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 highway safety.
14. For the avoidance of doubt, as there is insufficient detail with the application to determine the acceptability of the number of units, parking and open space provision.
15. To ensure suitable controls are retained over construction phase operations, to protect the amenities of occupiers of nearby property.
16. In the interests of residential amenity.

#### **NOTES TO APPLICANT:**

Your attention is drawn to the attached letter from Dwr Cymru Welsh Water setting out their conditions for new development, and guidance in relation to water supply matters.

You should contact the Council's Officers in relation to compliance with the Local Development Plan policies relating to Affordable Housing and Open Space provision

You should contact the Planning Officer and Highways Officer to discuss ideas for the layout, open space, access and parking arrangements prior to preparation of detailed plans.

You are advised to contact the Development Control Case Officer prior to the preparation of detailed plans to discuss ideas for the form of the development, and the requirements of the conditions on open space and affordable housing provision, as the Authority consider the location demands a high quality development.

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 and 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, Road Construction, Specification for Highway lighting installation, Traffic Signs and Road Markings.