

Heading:

16/2013/1542/PF  
Llanbedr Hall Estate  
Llanbedr DC, Ruthin

2

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

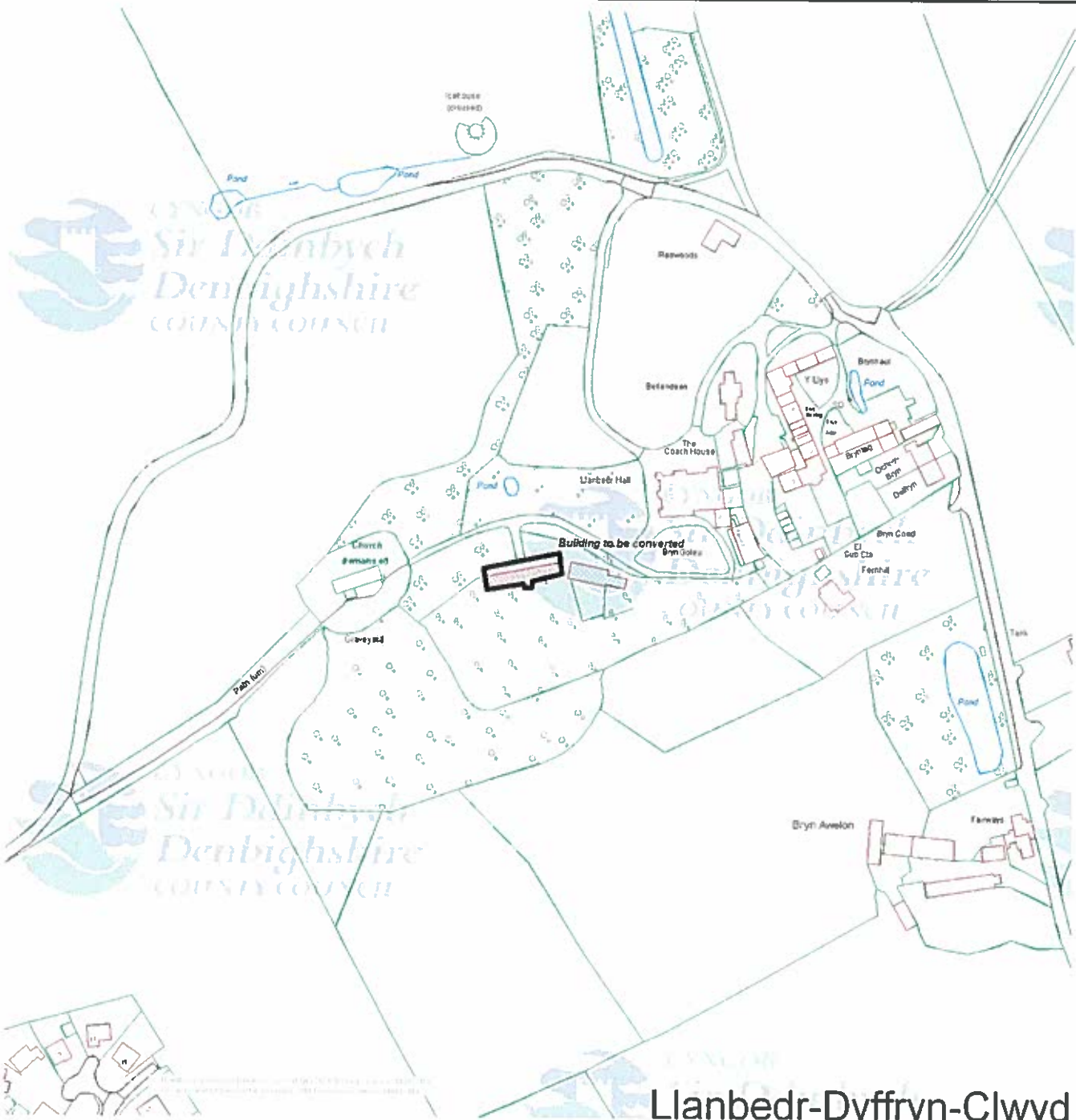
 Application Site



Date 29/4/2014  
Centre = 314615 E 359824 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.



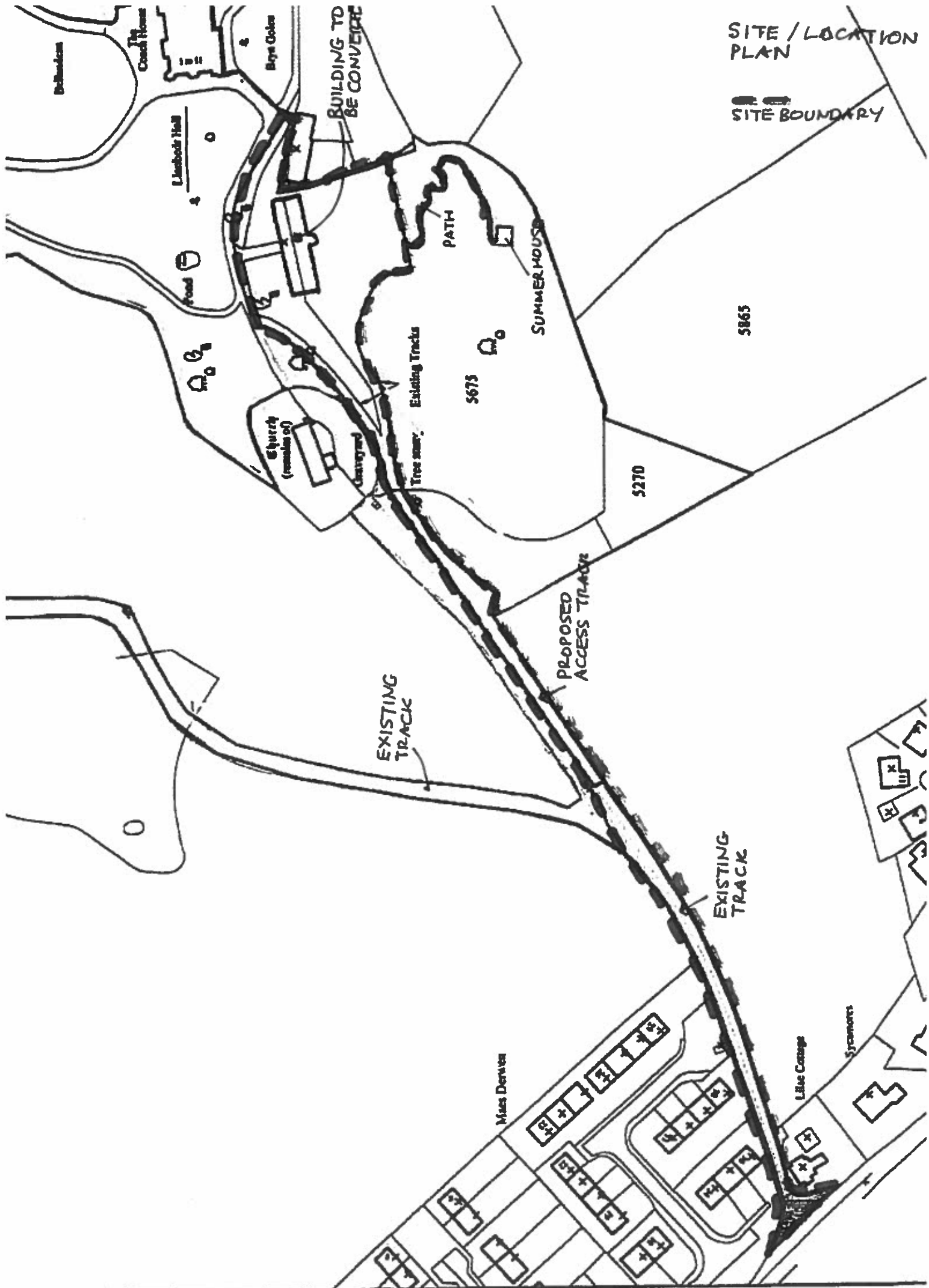
**Llanbedr-Dvffryn-Clwd**

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© Hawffraint y Goron. Mae atgynhyrchu heb ganiatâd yn tom hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011

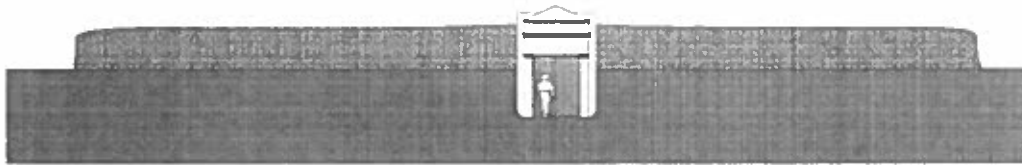
SITE / LOCATION PLAN

SITE BOUNDARY

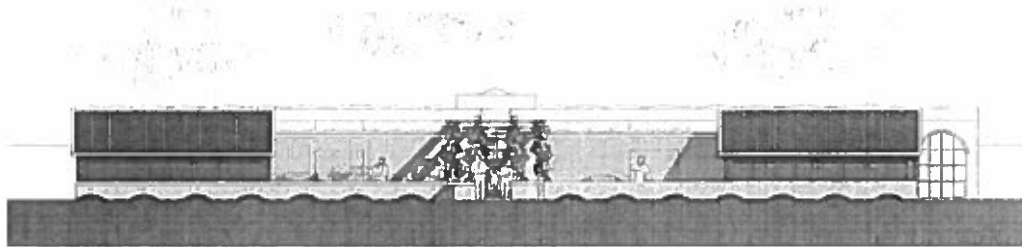


# PROPOSED ELEVATION & FLOOR PLANS

## Proposed elevations



E01 Proposed North Elevation



E02 Proposed South Elevation



E03 Proposed West Elevation



E04 Proposed East Elevation

### materials key

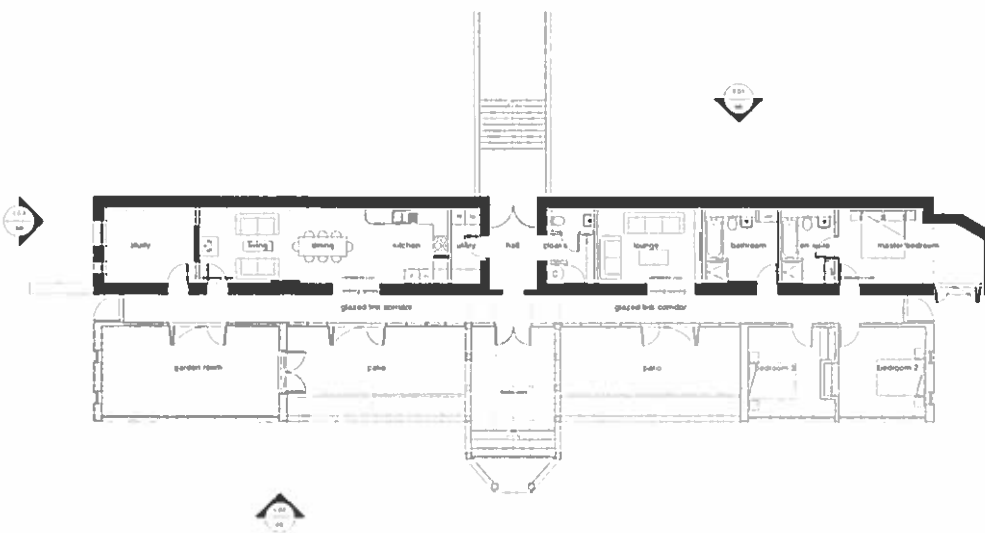
- existing brick walls
- existing concrete walls
- proposed timber clad walls
- green roof
- new PV cells
- glazing



### andy foster architects

100 High Street, London, UK  
 Tel: +44 (0)20 7613 2200  
 Fax: +44 (0)20 7613 2201  
 Email: info@afarchitects.com  
 www.afarchitects.com  
 Proposed conversion of disused site into a building at Louth Road, Epsom, Surrey (E01-E04)  
 15.11.13  
 Andy Foster Architects  
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 Tel: +44 (0)20 7613 2200  
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 Email: info@afarchitects.com  
 www.afarchitects.com

## Proposed plan



### materials key

- existing walls
- proposed walls

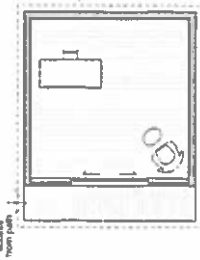


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P06 Proposed plan

**summer house**



**P08 floor plan summer house**  
scale: 1:100 @ A2

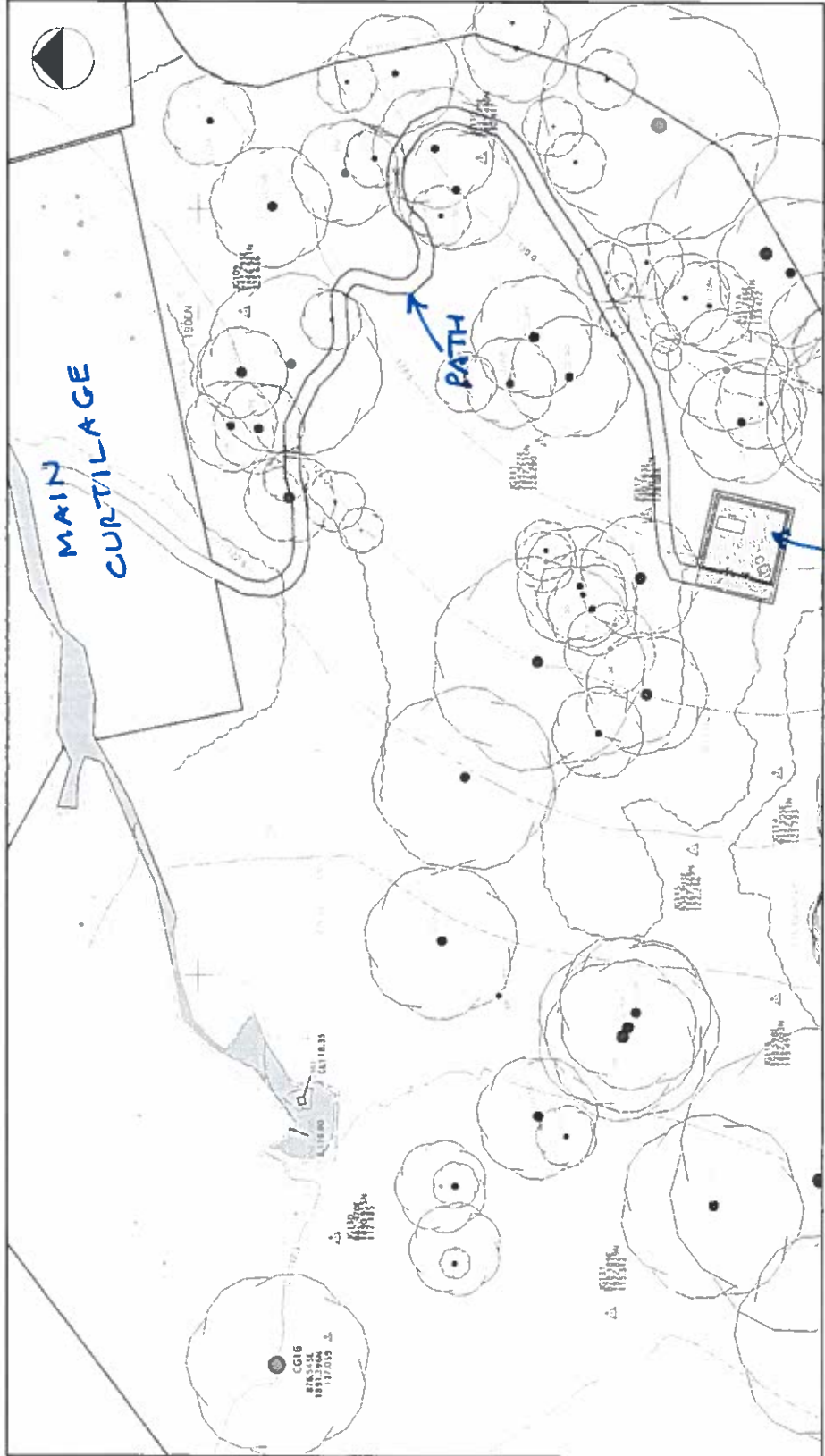


**E01-E04 elevations summer house**  
scale: 1:100 @ A2

**revisions**

**materials key**

- proposed timber clad walls
- green roof
- glazing



**MAIN CURTILAGE**

**PATH**

**SUMMERHOUSE**

**P07 site layout plan for summer house**  
scale: 1:200 @ A2

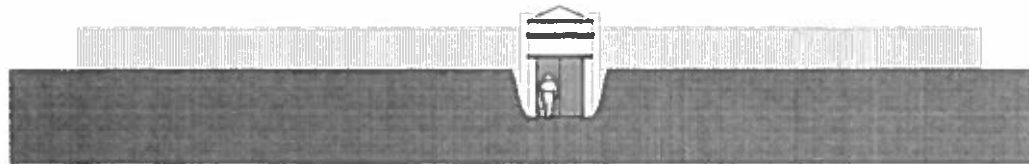
**andy foster architects**  
 25 West High Street, London, SE1 1TA  
 Tel: 020 7463 2277  
 Fax: 020 7463 1888

Project: Proposed conversion of glasshouse into a dwelling at Llanberis Park, Dyffryn, Ruwun, Denbyshire, LL15 1UP

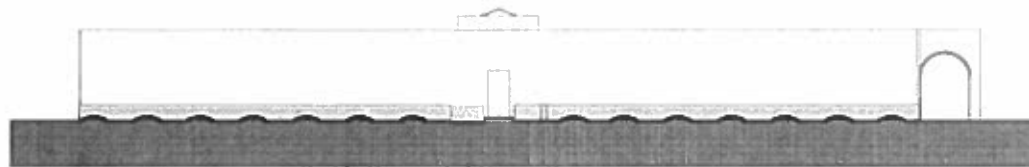
Site: Summer house  
 Proposed site layout plan, plan and elevations

Drawing No:	20310400	Date:	10/05/13	Scale:	Nov 2013
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## Existing elevations



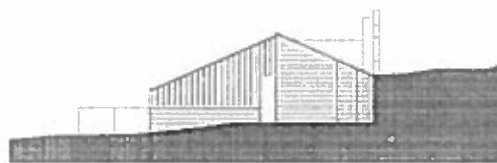
E01 Existing North Elevation



E02 Existing South Elevation



E03 Existing West Elevation



E04 Existing East Elevation

revisions

materials key

- existing brick walls
- existing rendered walls
- corrugated sheet to metal
- glazing bar / 100 glass remaining

**andy foster architects**

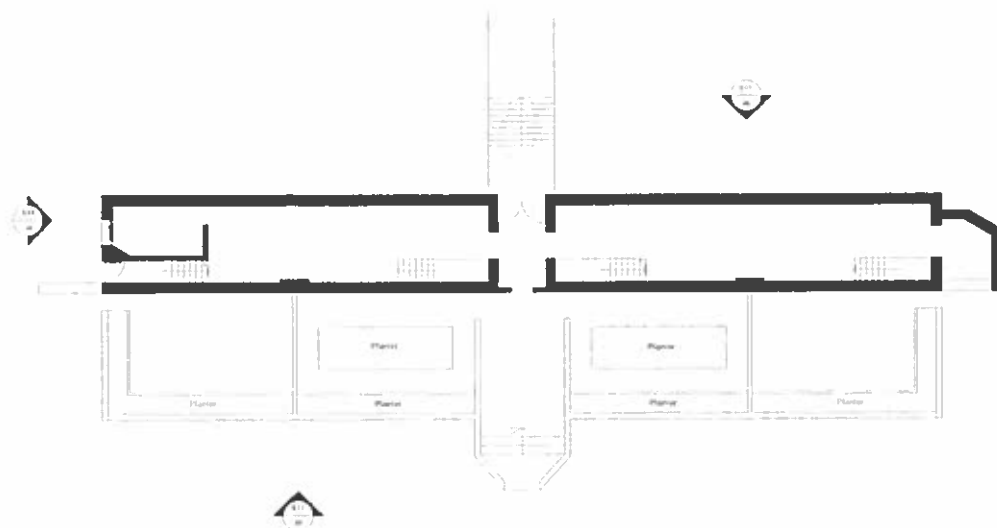
11 South Bridge Street, Dublin, D02 YK11  
 Tel: +353 (0)1 454 4000  
 Fax: +353 (0)1 454 4040

Project: Proposed conversion of glasshouse into a dwelling at Lonsdale Hall, Lymington, Dublin, Co. Wick, Ireland

Drawn: E. & A. Foster

2013/0006 1:100 (A2) 16 Nov 2013

## Existing plan



P05 Existing plan

revisions

materials key

- existing walls

**andy foster architects**

11 South Bridge Street, Dublin, D02 YK11  
 Tel: +353 (0)1 454 4000  
 Fax: +353 (0)1 454 4040

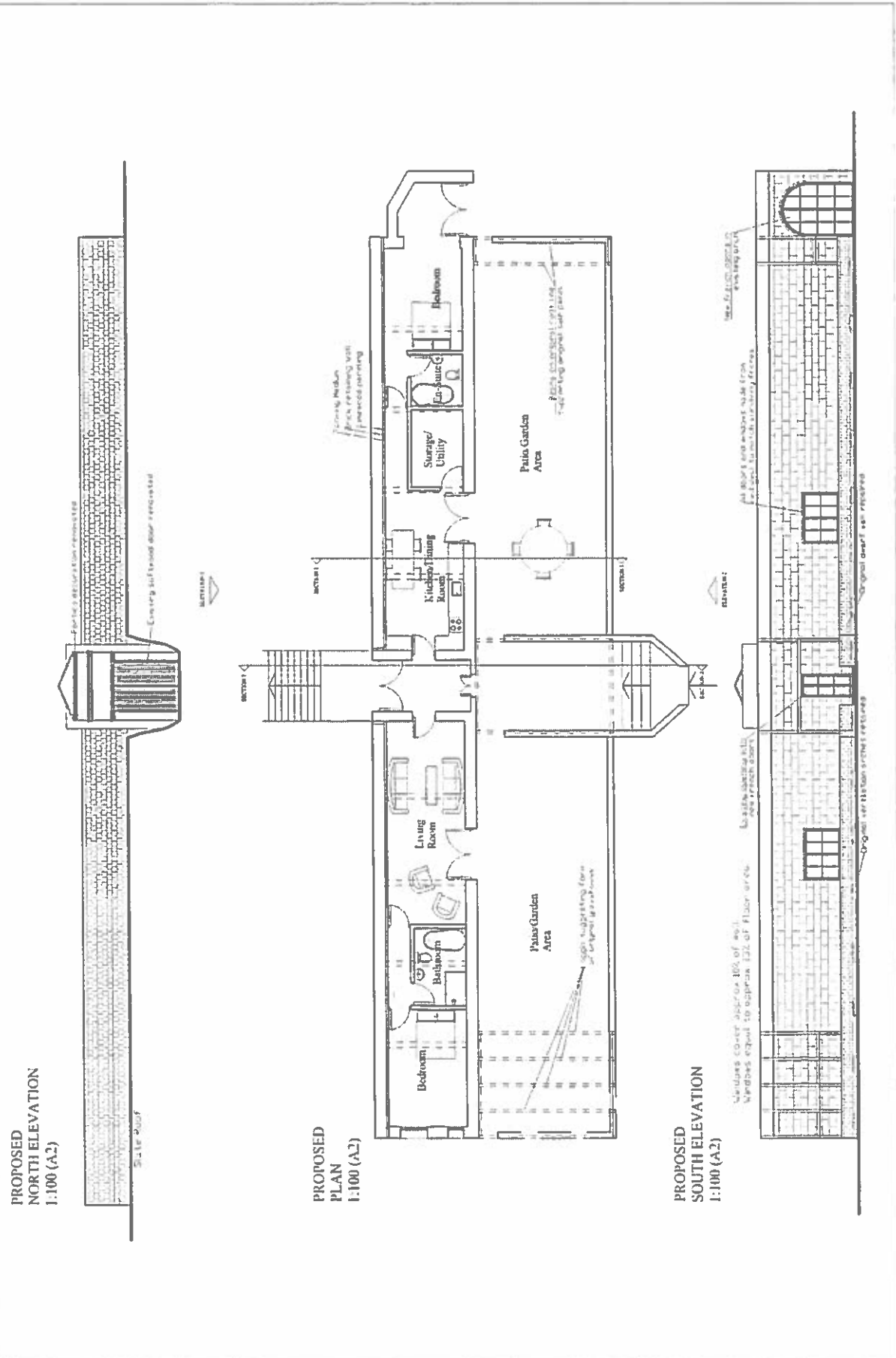
Project: Proposed conversion of glasshouse into a dwelling at Lonsdale Hall, Lymington, Dublin, Co. Wick, Ireland

Drawn: E. & A. Foster

2013/0006 1:100 (A2) 16 Nov 2013

RECEIVED  
01 SEP 2009  
CALEDFRYN

SCHEME ALLOWED  
ON APPEAL  
OCTOBER 2011



**ITEM NO:** 2

**WARD NO:** Llanbedr Dyffryn Clwyd / Llangynhafal

**WARD MEMBER(S):** Councillor Huw O Williams

**APPLICATION NO:** 16/2013/1542/ PF

**PROPOSAL:** Conversion of former boiler/glasshouse into a single dwelling and erection of ancillary summerhouse

**LOCATION:** Llanbedr Hall Estate Llanbedr Dyffryn Clwyd Ruthin

**APPLICANT:** MrRod Cox

**CONSTRAINTS:** Tree Preservation OrderPROWPD RemovedAONB

**PUBLICITY UNDERTAKEN:** Site Notice - NoPress Notice - NoNeighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Recommendation to grant – 4 or more objections received
- Recommendation to grant – Community Council objection

**CONSULTATION RESPONSES:**

**LLANBEDR DYFFRYN CLWYD COMMUNITY COUNCIL**

"The addition of a summer house is situated outside the permitted site boundary of the previously approved application. Our community concern is that if this is approved it could open up further development in this area by the land owner and therefore due care and consideration needs to be given.

Policy PSE4 (new LDP) Re-use and adaption of rural buildings in open countryside: we believe that this policy states that types of development will only be permitted when the dwelling is affordable to meet local needs, we do not believe this is the case due to the size and facilities of the main structure which now also includes a summerhouse.

The applicant refers to a new route alongside Footpath 37 to gain access to this planned development, it should be clear that no such route exists at the moment or has separate planning been agreed? Can you please let us know as we have not been advised.

The map also marks Old St. Peter's church as a ruin. Please be aware that this is a historic place of worship maintained by Old St. Peter's Committee in collaboration with the Diocese and is used by the community on a regular basis and therefore indicating that it is a ruin is incorrect.

It may be worth noting that this application was originally submitted in 2010 and therefore conversion needs to commence by next year.

In the light of these observations, we cannot agree to support this application."

Additional comments received 03/04/2014 following re-consultation;

"The revised seems to indicate that Mr Cox is planning to use the front drive. We don't think he can use access via the Hall gate not go round the Old St. Peters Church. We would therefore like to put in our objections to any new roadway/vehicular access past the Old Church. We also wish that our initial comments still stand."

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE**

"Given that permission has been granted on appeal for conversion of this building to residential use and the site is not prominent in the landscape, the JAC has no observations to make on the principle of conversion or the proposed modestly sized summer house, subject to the planning authority being satisfied that the scheme can respond to the affordability requirements of new LDP policy PSE4. Whilst the principle of conversion is accepted, the JAC is still concerned about the proposed removal of a significant number of trees to facilitate the development and would emphasise the need to retain as many of the existing trees as possible. In addition, the JAC has some concerns about the potential extent of the residential curtilage and would suggest that this should be the minimum necessary to facilitate development but provide a reasonable amount of private open space. A condition should in any case be attached to restrict future permitted development rights. The design is innovative, and the JAC would suggest that the solar PV arrays should be carefully designed and specified with recessive dark coloured frames and faces to minimise glint and glare. A detailed landscaping scheme comprising native local species should also be a condition of any permission."

**NATURAL RESOURCES WALES**

No objection. Proposal is not likely to cause any adverse impact on natural heritage

**DWR CYMRU / WELSH WATER**

General advice in relation to drainage and mains sewage connections

**CLWYD POWYS ARCHAEOLOGICAL TRUST**

No objection subject to condition requiring programme of archaeological recording

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES**

Head of Highways and Infrastructure

Footpaths Officer

No alteration may be made to the surface of the Public Right of Way without further consent being granted from the highways section

**Ecologist**

No objection. Satisfactory mitigation in relation to badgers and bats has been proposed.

**Tree Consultant**

Notwithstanding the submitted details, recommends retention of 1no. Yew tree that is estimated to be at least 188 years old. Other felling and works are considered to be acceptable subject to appropriate re-planting and landscaping being secured by condition and further works to existing vegetation being controlled.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Kerry James Planning on behalf of Mr Bob McQueen, Cedar Gardens, Llanbedr D.C, Ruthin

Mr. G. E. Alford, 17, Tan y Bryn, Llanbedr D.C., Ruthin

Mrs. M. Devine, 15, Maes Meugan, Ruthin

A David Hughes, Carneddi, Llanbedr D.C., Ruthin

Mr. R. Houghton, 4, Y Lllys, Llanbedr D.C., Ruthin

J. Baddock, Fern Hill, Llanbedr D.C

Summary of planning based representations in objection:

- Visual and landscape impact - alterations to building and loss of trees would have an adverse impact on AONB / loss of trees with amenity value /
- Principle - Proposal in conflict with conversion policy of the recently adopted Local Development Plan / building outside development boundary / dwelling not proposed to be affordable housing / building condition means property not suitable for conversion / significant changes in planning policy since original grant of permission
- Impact on protected species - potential adverse impact of protected habitats



**EXPIRY DATE OF APPLICATION: 03/02/2014**

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

- Additional information and amended plans required

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 The proposal is for the conversion of a former boiler/glasshouse into a 3 bedroom dwelling, erection of a detached summerhouse and creation of associated residential curtilage.
- 1.1.2 The application proposes changes to a conversion scheme allowed on appeal in October 2011, following refusal of permission by Planning Committee in February 2011.
- 1.1.3 The remaining original fabric of the building is largely proposed to be retained by the proposed scheme of conversion. A non original plastic roof structure is proposed to be replaced by a 'green roof'. A glazed link corridor is proposed to extend across the majority of the front elevation of the existing structure, linking to a proposed garden room and bedroom extension.
- 1.1.4 The previous scheme of conversion did not propose any extensions to the original structure. The extensions now proposed would create approximately 85 square metres of additional floorspace. The residential curtilage of the current scheme is also extended by some 10 metres further to the south than that of the original.
- 1.1.5 The materials proposed for the extensions include timber cladding, glazing and solar panels to the roofs. A number of trees are proposed to be removed. There is an area of self seeded trees to be removed that are located to the south of the proposed dwelling. A number of trees located on the bank to the north of the dwelling, including a number of mature Yew Trees are also proposed to be removed.
- 1.1.6 A detached summerhouse measuring 4.5m x 4.5m is proposed in an area of woodland located approximately 60m to the south of the proposed dwelling, connected to the curtilage of the dwelling by a meandering path (see the plans at the front of the report).
- 1.1.7 Access to the site is proposed along the same track as was proposed in the 2011 scheme, running alongside footpath 37 from the road serving the Llanbedr Hall complex from the B5429 near Maes Derwen.

**1.2 Description of site and surroundings**

- 1.2.1 The existing building comprises of a derelict former boiler/glasshouse to the main house at Llanbedr Hall. The hall has extensive grounds.
- 1.2.2 The site is afforded extensive screening from wider vantage points by mature vegetation surrounding the site. A listed church building is located approximately 45m to the west of the proposed dwelling.

**1.3 Relevant planning constraints/considerations**

- 1.3.1 The site is located in an open countryside location outside of any defined development boundaries.
- 1.3.2 The site lies within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB) and the Vale of Clwyd Historic Landscape.

1.3.3 The proposed dwelling is located approximately 45m to the east of a partially ruined grade II listed church building. A public footpath runs up to the church.

1.3.4 The trees to the north of the existing building are subject to a TPO as a woodland.

#### 1.4 Relevant planning history

1.4.1 Permission for conversion of the glasshouse into 1 no. dwelling was allowed on appeal in October 2011.

1.4.2 The Inspector reasoned that the proposals were acceptable as he considered that reasonable attempts had been made to secure a business use, the proposed dwelling would provide adequate standards of residential amenity and that the proposal would not adversely harm protected species.

#### 1.5 Developments/changes since the original submission

1.5.1 An amended curtilage plan and tree report have been submitted following negotiation, reducing the size of the garden area (see the plan).

#### 1.6 Other relevant background information

1.6.1 The Community Council have raised concerns over the description of the nearby church as being a ruin. In order to clarify it is advised that the building was listed for its special interest as a ruinous former parish church and was noted as being a roofless ruin at the time of listing.

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

2.1 16/2009/1155 - Conversion of boiler rooms to create 1 no. dwelling ALLOWED at appeal 13/10/2011 - Previously REFUSED at Planning Committee 16/02/2011 for the following reason;

"It is the opinion of the Local Planning Authority that the proposed scheme of conversion as submitted is in conflict with key criteria of Denbighshire County Council's Unitary Development Plan Policy HSG 9 in so far as no evidence has been submitted to show that reasonable attempts have been made to secure a business use for the building, the proposal fails to provide adequate standards of residential amenity for future occupants and insufficient information has been submitted to show that the nature conservation interests of bats and badgers would not be harmed."

## 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 BSC 11 - Recreation and Open Space

Policy PSE 4 - Re-use and Adaptation of Rural Buildings in Open Countryside

Policy VOE 1 - Key Areas of Importance

Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE 5 - Conservation of Natural Resources

Policy ASA 3 - Parking Standards

3.2 Supplementary Planning Guidance

SPG 7 - Residential Space Standards

SPG 16 - Conversion of Rural Buildings

SPG 21 - Parking

3.3 Government Policy / Guidance

Planning Policy Wales Edition 6 February 2014

3.4 Other material considerations

Extant permission for conversion to dwelling allowed at appeal in 2011

#### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 6, 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 Highways (including access and parking)
- 4.1.6 Affordable Housing
- 4.1.7 Open Space

4.2 In relation to the main planning considerations:

- 4.2.1 Principle  
Policy PSE 4 allows for the conversion of rural outbuildings subject to compliance with detailed tests. These tests include that it has been demonstrated that an employment use of premises has been shown to be unviable, and that the dwelling is affordable to meet local needs.

Evidence was presented as part the previous appeal in relation to the requirement to demonstrate that business use of the premises was not viable. It was accepted by the Inspector that business use was not viable.

Having regard to the extant permission, and with respect to representations, it is considered that the principle of the development has been established as acceptable. In relation to the viability of the use of the property for business use it is not considered that circumstances have changed to dispute the conclusions of the Planning Inspector in late 2011. The Affordable housing issue is reviewed in Section 4.2.6 of the report.

- 4.2.2 Visual amenity  
In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to 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. The impact of a development on visual amenity is therefore a relevant test on planning applications. PPW paragraph 4.7.8 requires that all new development in the open countryside should respect the character of the surrounding area and should be of appropriate design and scale. Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation. Policy VOE 1 seeks to protect sites of built heritage from development that would adversely affect them. This includes designated Historic Landscapes. 6.5.9 indicates that where a development proposal affects a listed building or its setting, the primary material consideration is the statutory requirement to have special regard to the desirability of preserving the building or its setting, and

any features of special architectural or historic interest which it possesses. Policy PSE 4 requires that proposals for the conversion of rural buildings make a positive contribution to the landscape and ensure that any architectural and historic features are retained.

It is accepted that the alterations and extensions would have an impact on the character and appearance of the existing building by virtue of the scale and design of the proposals. However it is not considered that the existing structure is of such merit to mean that the alteration to its character and appearance would be unacceptable. Policy PSE 4 requires that conversions to building must ensure that architectural features are retained. Although the existing structure would be encased by proposed extensions, the fabric itself is being retained and it is therefore considered that the proposals meet this test. Having regard to the above it is considered that proposal would not have an unacceptable impact in relation to the character and appearance of the existing building.

With respect to concerns expressed over the proposed summerhouse and the extension of the curtilage of the property compared with the 2011 permission, Officers do not consider these matters to be of any great significance to the scheme as their visual impacts would be limited.

In relation to the impact of the proposals on the wider landscape, including the designated AONB and historic landscape, it is considered that the impact would be minimised by the existing mature vegetation which screens the site from wider vantage points. The extent of proposed curtilage has been reduced closer to that approved at the previous appeal. It is considered that the most sensitive public vantage point would be from the adjacent listed church building and the PROW which provides access to it.

The Tree Consultant has raised no objection to the proposals subject to the retention of 1 no. Yew tree that has been proposed to be felled (T16), and satisfactory landscaping proposals, which can be dealt with by condition.

Having regard to the above it is considered that the proposed development, by virtue location, scale, design and existing screening provided by mature vegetation would not have an negative visual and landscape impact or an adverse impact on the setting of the listed building. The proposal is therefore considered to be acceptable in relation to the polices and guidance listed above.

#### 4.2.3 Residential amenity

Planning Policy Wales 6, paragraphs 3.1.3 and 3.1.4 state that material planning considerations must be relevant to the regulation of the development and use of land in the public interest, and reasonably related to the development concerned. It is therefore a well established principle that the protection of residential amenity with regard to issues such as overlooking and loss of privacy, is a proper function of the development control system. SPG 7 sets out minimum space requirements new residential development.

There are no objections based on the impact on residential amenity. The proposed dwelling exceeds all the minimum space standards set out in SPG 7.

Having regard to the scale, location and design of the proposed development, it is considered that the proposals would not have an unacceptable impact on residential amenity. The proposals therefore comply with the guidance listed above.

#### 4.2.4 Ecology

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.

A protected species survey has been submitted and the Biodiversity Officer has raised no objections subject to the recommendations being followed.

The proposals are therefore considered acceptable in relation to impact on ecology subject to condition.

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

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations 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. The acceptability of means of access is therefore a standard test on most planning applications. 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 Community Council have raised questions over the access track to the site. Officers would confirm the proposed access is the same as the one approved as part of the application granted permission on appeal.

Having regard to the access arrangements and the space available for parking and turning, it is considered that proposals would be acceptable subject to appropriate detailing, the submission of which can reasonably be secured by condition. It is considered that the proposals would not have an unacceptable highways impact.

#### 4.2.6 Affordable Housing

Policy PSE 4 of the Development Plan, adopted since the grant of permission for the conversion scheme in 2011 requires that all conversions of rural buildings must be affordable to meet local needs.

It is a significant material consideration here that there is an extant permission for the conversion to a dwelling with no requirement for an affordable housing tie. The Community Council and private individuals have raised concerns that the proposals do not meet the current requirement.

Having regard to the extant permission for the dwelling with no affordable tie, Officers do not consider it would be reasonable to require that the revised detailing of the proposed dwelling should be affordable for local needs. However, it is considered that the standard commencement condition should be altered to reflect the date on the extant permission. It is therefore considered reasonable to require that development commences prior to 13/10/2016 to respect the relevance of adopted planning policy.

#### 4.2.7 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.

As noted previously the proposal includes the creation of a new residential unit. An extant permission exists for the creation of one unit with no requirement for the provision of open space or contribution to provision.

For the same reasons outlined in 4.2.6, having regard to the extant permission for a dwelling it is not considered it would be reasonable to require a commuted sum in relation to open space in this instance.

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

5.1 Permission exists which allows the building to be converted into a dwelling. This permission does not require any contribution in relation to affordable housing or open space. On this basis it is not considered that the principle of conversion or the requirement for contributions can be imposed upon this application. However it is considered reasonable to limit the time period of the permission in line with that of the extant permission. Officers do not consider that any refusal based on the above issues of principle would justify a refusal.

5.2 Having regard to the above it is considered that the assessment of the proposals should be limited to how the proposals differ from the extant permission. In relation to this it is considered that the proposed alterations to the details previously approved would not have an unacceptable impact and it is therefore recommended that permission be granted.

## **RECOMMENDATION: GRANT-** for the following reasons:-

1. The development hereby permitted shall be begun before the 13/10/2016.
2. Notwithstanding the provisions of all Class(es) of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without approval in writing of the Local Planning Authority.
3. **PRE-COMMENCEMENT CONDITION**  
No development shall take place until the applicant(s), their agents or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority
4. All development shall take place in accordance with the recommendations set out within the submitted Ecological report unless otherwise agreed in writing by the Local Planning Authority.
5. **PRE-COMMENCEMENT CONDITION**  
Prior to the commencement of development a full landscaping scheme, shall be submitted to and approved in writing by the Local Planning Authority.
6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the dwelling. Any trees or plants which within a period of 5 years from the completion 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, unless the local planning authority gives written approval to any variation.
7. Notwithstanding the submitted details, the Yew tree identified as T16 within the submitted tree report shall not be lopped, topped or felled, without the formal written permission of the Local Planning Authority.
8. The curtilage of the dwelling shall be as identified on location plan P01 received 25/03/2014
9. Prior to the commencement of the construction of the access track, details of its construction shall be submitted to and approved in writing by the Local Planning Authority. The access track shall be completed in accordance with the approved details prior to the first occupation of the dwelling.

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

1. To ensure there is no conflict with adopted policies of the Local Development Plan.
2. In the interests of residential and visual amenity.
3. In the interests of archaeological investigation and recording.
4. In the interest of preserving the conservation status of protected species.
5. In the interest of landscape and visual amenity and the character and appearance of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.
6. In the interest of landscape and visual amenity and the character and appearance of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.
7. In the interest of protecting visual amenity value.

8. In the interest of clarity and landscape and visual amenity.
9. In the interest of visual and landscape amenity.

**NOTES TO APPLICANT:**

The landscaping scheme to be submitted should include details of tree replanting and details of works/removal of existing vegetation not included on the submitted tree survey.

Your attention is drawn to the attached Footpaths Officer's consultation response.