

Heading:

REFERENCE NO. 46/2013/1222/PF
LAND AT BRONWYLFA NURSERIES,
BRYN GOBAITH, ST ASAPH

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ
Tel: 01824 706800 Fax: 01824 706709

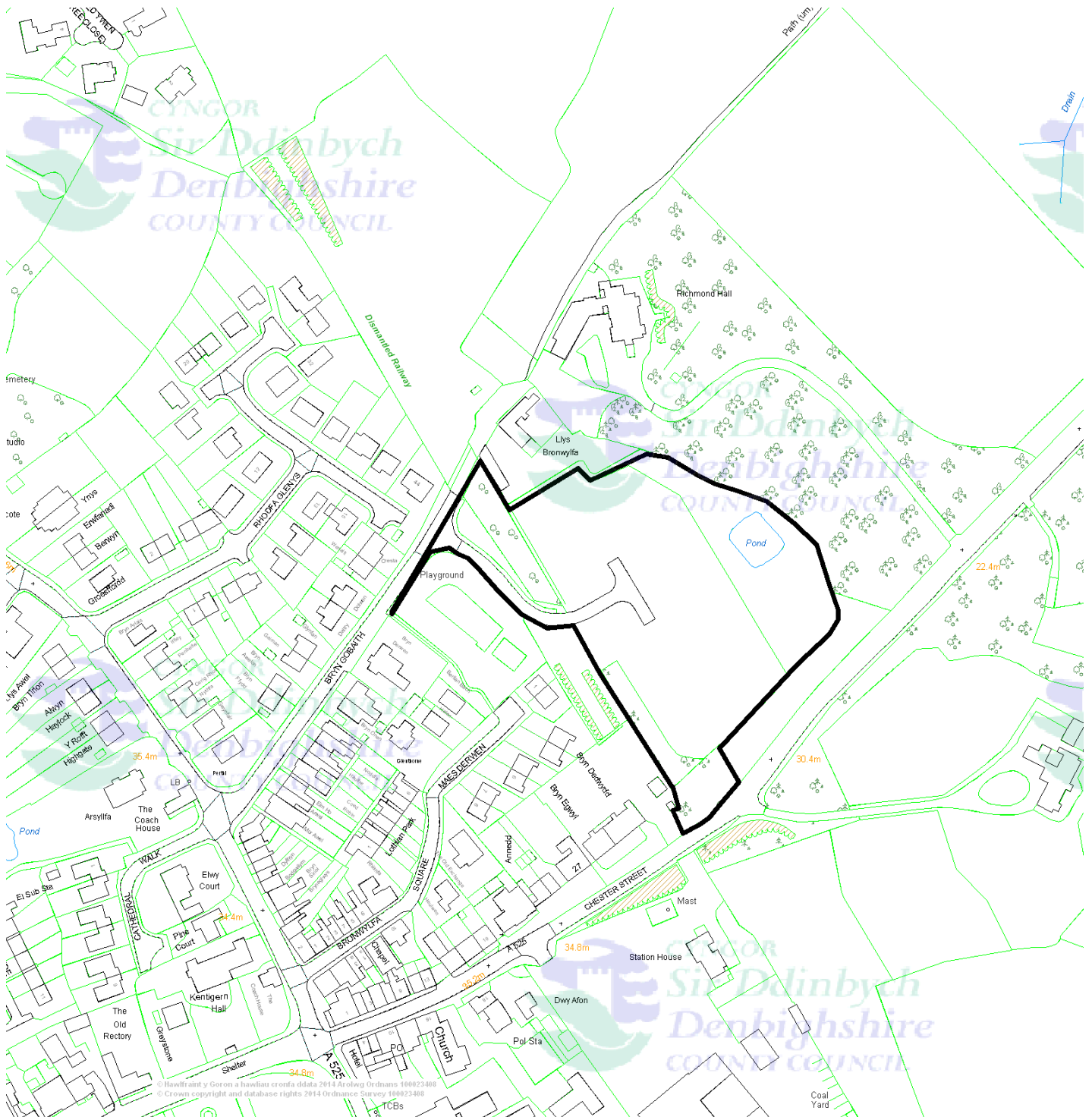
 Application Site



Date 10/7/2014
Centre = 304019 E 374588 N

Scale 1/2500

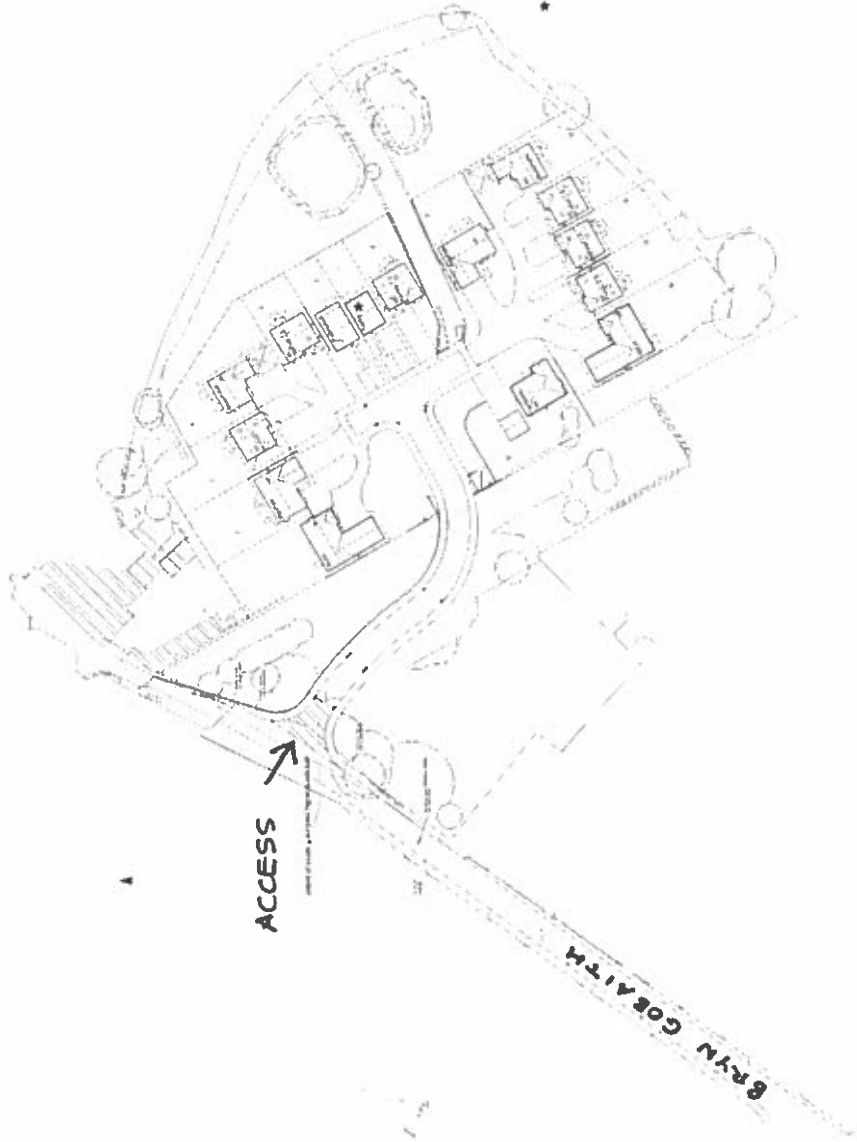
This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection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



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REVISED PLAN



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 CONSTRUCTION DEPARTMENT

1	1/4" = 1' - 0"	Overall Site Plan
2	1/8" = 1' - 0"	Site Plan
3	1/16" = 1' - 0"	Site Plan
4	1/32" = 1' - 0"	Site Plan
5	1/64" = 1' - 0"	Site Plan
6	1/128" = 1' - 0"	Site Plan
7	1/256" = 1' - 0"	Site Plan
8	1/512" = 1' - 0"	Site Plan
9	1/1024" = 1' - 0"	Site Plan
10	1/2048" = 1' - 0"	Site Plan

ANWILL
 Survey & Construction Engineers Ltd.
 1000 West Beaver Creek Road
 Richmond Hill, Ontario L4B 1N2
 Tel: (905) 882-1111
 Fax: (905) 882-1112
 Email: info@anwill.com

LAYOUT

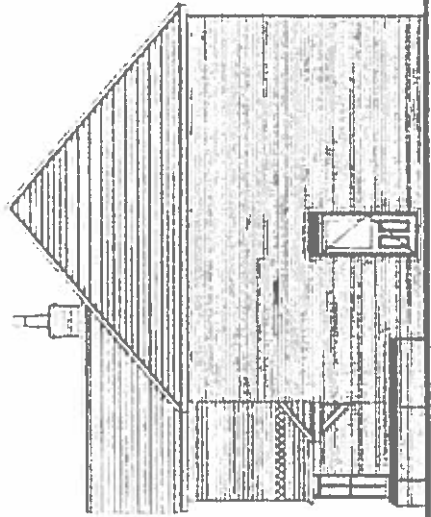
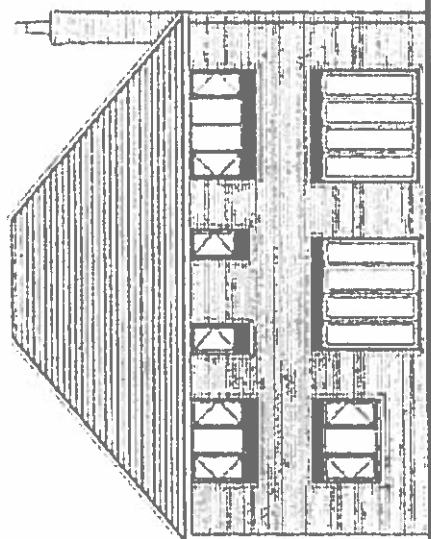
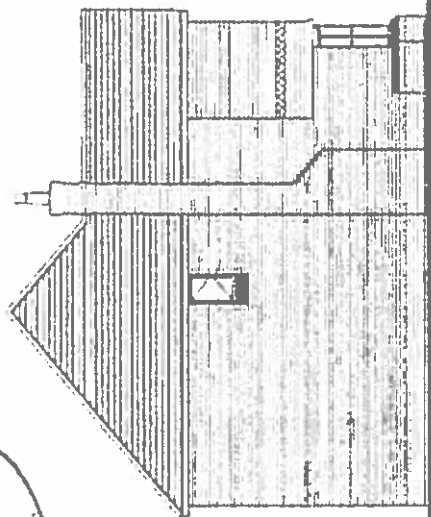
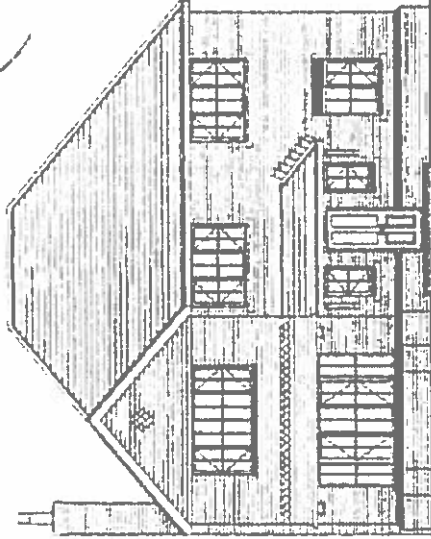
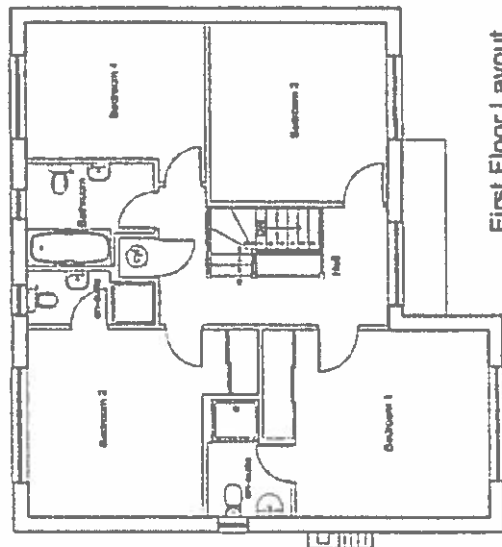
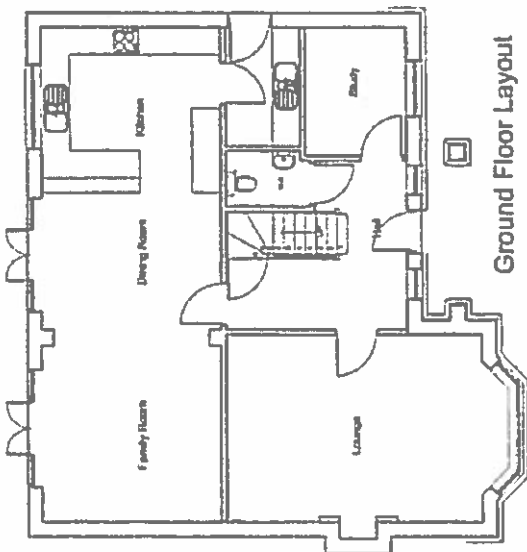
46 2013/1222/PF

REVISED PLAN

12 JUN 2013

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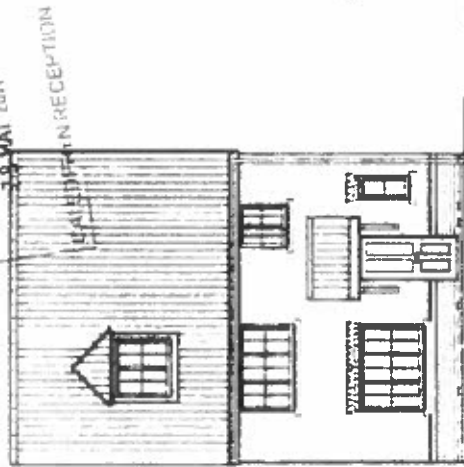


ANWYL
 Anwyll Construction Company Ltd
 100, The Old Mill, Llanberis, Gwynedd, LL55 0RN
 Tel: 01824 861111 Fax: 01824 861112
 www.anwyll.co.uk

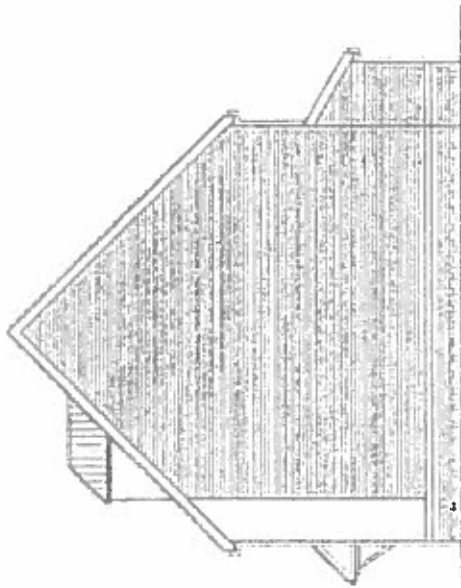
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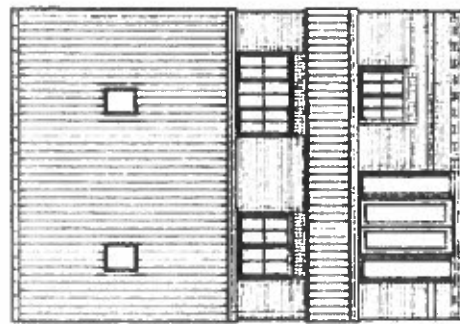
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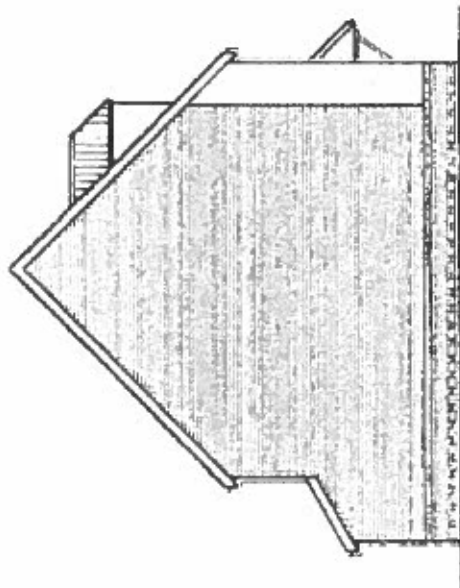
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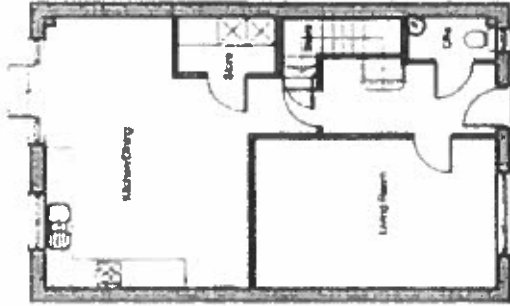
Proposed Side Elevation



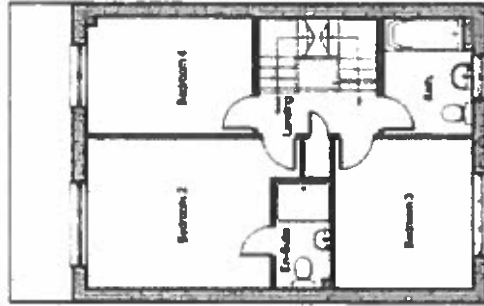
Proposed Rear Elevation



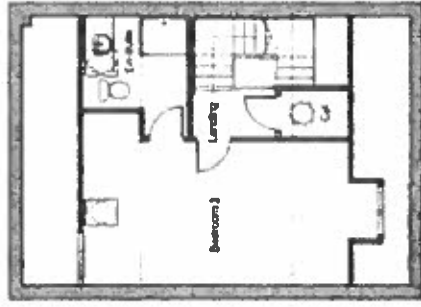
Proposed Side Elevation



Ground Floor layout



First Floor layout



Second Floor layout

ADDITIONAL PLAN

Plot 6

ANWYL

Anwyl Construction Company Ltd
 Anwyl House, Main Street
 Gwynedd, LL19 6PH
 Tel: 01149 20000 Fax: 01149 20000
 www.anwyl.co.uk

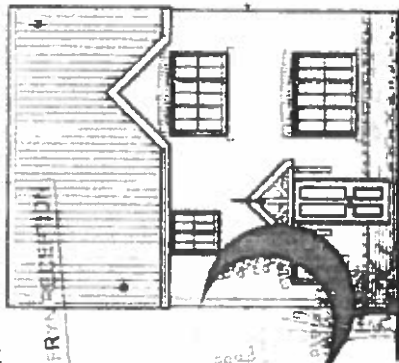
1-100 A3, 27.05.2014

THE TENBY

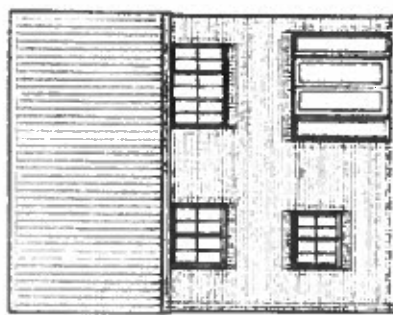
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29 MAY 2014

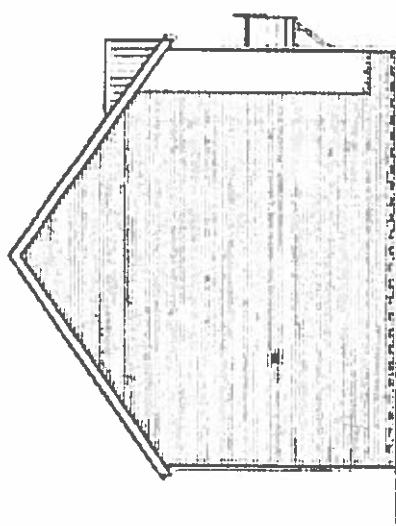
CALEDONIAN



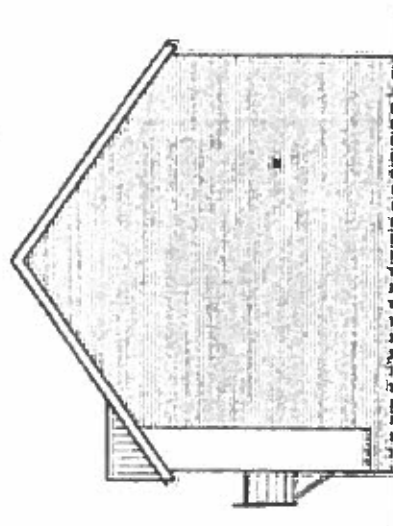
Proposed Front Elevation



Proposed Rear Elevation



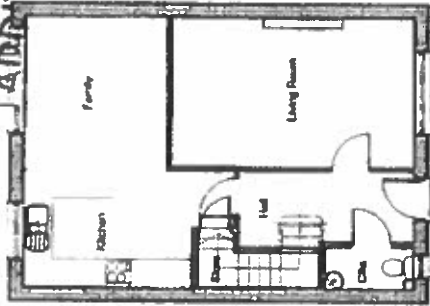
Proposed Side Elevation



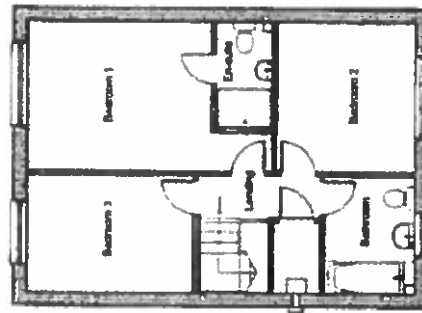
Proposed Side Elevation

46 2013/1222/PF

ADDITIONAL PLAN



Ground Floor layout
1035sq/ft



First Floor layout

Plot 7

ANWYL

Anwyl Construction Company Ltd
Anwyl House, Main Street, Pwll
Merthyr Tydfil, CF47 9PL
Tel: 01443 821111
www.anwyl.co.uk

1-100 A3, 05.11.2013

rev A 17.06.09 chimney removed

ITEM NO: 10

WARD NO: St Asaph East

WARD MEMBER(S): Cllr Dewi Owens

APPLICATION NO: 46/2013/1222/ PF

PROPOSAL: Erection of 15 No. detached dwellings and construction of new vehicular accesses on 1.44 hectares of land

LOCATION: Land at Bronwylfa Nurseries Bryn Gobaith St Asaph

APPLICANT: Anwyl Construction Co Limited

CONSTRAINTS: Conservation Area

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 – Town / Community Council comments

CONSULTATION RESPONSES:

ST ASAPH CITY COUNCIL

“No objection as long as the proposed traffic calming measures remain in place”.

NATURAL RESOURCES WALES

No objection on flood risk grounds. The site supports Great Crested Newts and species of reptile; the surveys submitted are satisfactory, however a derogation licence will be required and a planning condition or obligation is suggested to consider the implementation of amphibian reasonable avoidance measures during construction, the implementation and completion of long term site security, management and surveillance proposals and details in respect of the safeguarding and protection of reptiles.

DWR CYMRU / WELSH WATER

No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection subject to the inclusion of conditions requiring parking details for each plot, details of layout, design, means of traffic calming, street lighting, signing, drainage and construction of internal estate road and details of site compound location, traffic management scheme, vehicle washing, hours and days of operation and the management and operation of construction vehicles.

Conservation Architect

No objection provided the boundary treatment to Chester Street is retained as indicated.

Ecologist

No objection, monitoring and management of the mitigation site should continue as currently.

Housing and Community Development Service
Response awaited at time of writing report

RESPONSE TO PUBLICITY:

In objection representations received from:
A. Savage, Perthi, Mount Road, St. Asaph
P. Capper. Llys Bronwylfa, Bryn Gobaith, St. Asaph

Summary of planning based representations in objection:
Highway concerns: Bryn Gobaith and Mount Road is unsuitable for yet another increase in the flow of traffic; problems exist at the junction of Mount Road and Bryn Gobaith along with parking and traffic flow along both these streets.

Residential Amenity

Unclear how the development will affect the amenity/privacy of Llys Bronwylfa.

EXPIRY DATE OF APPLICATION: 5/12/2013

REASONS FOR DELAY IN DECISION:

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 This application was deferred at the July 2014 Committee at the request of Councillor Dewi Owens, to allow the highway issues relevant to the application to be considered by a Site Inspection Panel. The notes of the Site Inspection Panel will be reported on the Late Representation Sheets for the Planning Committee Meeting.
- 1.1.2 The proposal seeks full planning permission for the erection of 15 detached dwellings and construction of a new vehicular access on land at the former Bronwylfa Nurseries, St Asaph.
- 1.1.3 The application proposes the erection of 15 detached two storey dwellings with integral double garages. Each property would be provided with substantial private amenity areas and off street parking facilities.
- 1.1.4 The site is accessed off Bryn Gobaith from a single access point which has in the main already been constructed and the junction adopted, following the grant of planning permission for 9 dwellings in 2006.
- 1.1.5 The site contains 2 ponds on the eastern boundary and it is proposed to retain the ponds within a wildlife area measuring 0.45ha in total, which would be transferred to a wildlife trust to be managed.
- 1.1.6 In between plots 8 and 9 leading to the wildlife area, an 8m wide surface water sewer easement is proposed.

1.2 Description of site and surroundings

- 1.2.1 The site is located at the end of Bryn Gobaith in St Asaph. The site comprises a former commercial nursery where all buildings/structures were removed several years ago.

1.2.2 The enclosed area of land is surrounded by mature trees/woodlands to the east, south and west, and located to the north is 'Llys Bronwylfa' which comprises 2 separate dwellings.

1.2.3 Located within the site along the eastern boundary are 2 ponds.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of St Asaph and is an allocated housing site within the Local Development Plan. This allocation reflects the extant planning permission for 9 dwellings.

1.4 Relevant planning history

1.4.1 Full planning permission for 9 dwellings was granted in 2006, with the relevant conditions complied with and a material start made on site before the permission expired in March 2011. There is therefore an extant planning permission in place for 9 dwellings which is a significant material consideration.

1.5 Developments/changes since the original submission

1.5.1 The original submission was for 14 dwellings with a commuted sum for affordable housing offered.

1.6 Other relevant background information

1.6.1 Members are referred to a separate report on the agenda, application Code no 46/2014/0436/PS, which seeks the removal of a condition imposed on a 2013 permission for the development of land adjacent to the north of Bryn Gobaith; this condition being of direct relevance to the current application as it relates to a scheme of improvements at the Mount Road/Bryn Gobaith junction and traffic calming on Mount Road and Bryn Gobaith.

2. DETAILS OF PLANNING HISTORY:

2.1 43/2003/1445/PF Erection of 9 no. detached houses, road junction alterations and traffic calming along Mount Road and Bryn Gobaith, construction of new vehicular access and formation of wildlife habitat areas GRANTED 10th March 2006 following the completion of the Section 106 agreement. Resolution to 'Grant' made at Planning Committee

The Section 106 requires the developer to contribute towards the provision of affordable housing, detailed mitigation and future management proposals for the great crested newts habitat to secure long-term conservation status of the habitat site and also highway junction improvements/traffic calming at the Mount Road/Bryn Gobaith junction and along Bryn Gobaith Road.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:
Denbighshire Local Development Plan (adopted 4th June 2013)
Policy RD1 – Sustainable development and good standard design
Policy BSC1 – Growth Strategy for Denbighshire
Policy BSC4 – Affordable Housing
Policy BSC11 – Recreation and open space
Policy BSC12 – Community facilities
Policy VOE5 – Conservation of natural resources
Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

Supplementary Planning Guidance – Affordable Housing
Supplementary Planning Guidance 4 - Open Space Requirements in New Developments
Supplementary Planning Guidance 7 – Residential Space Standards
Supplementary Planning Guidance 21 – Parking

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Notes

TAN5: Nature Conservation

TAN 18: Transport

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 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 Density of development
- 4.1.10 Sustainability codes and water management

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main policy in the LDP which is relevant to the principle of housing development in towns is BSC1, which seeks to make provision for new housing in a range of locations, concentrating development within identified development boundaries. Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria. The proposals would therefore be acceptable in terms of the general principles of these policies.

The site is located within the development boundary of St Asaph in the adopted Local Development Plan where the principle of residential development is considered acceptable. Residential development has been previously accepted by the grant of full planning permission for 9 dwellings, which is an extant planning permission.

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 from local residents or the City Council in relation to the visual impact of the proposal.

The external materials on the dwellings are indicated as facing bricks with some render, with tiled roofs, to the Council's approval. Overall, it is considered that the proposal by virtue of the scale, design and existing screening provided by mature vegetation would not have a negative visual impact on the area. It is therefore considered acceptable in relation to the policies and guidance listed above.

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 is a comment from a local resident over potential for loss of privacy from the new development on the site and that it is unclear how the development will impact upon them.

Having regard to the revised layout for 15 units 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.

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.

The site supports Great Crested Newts and species of reptile. No objections have been expressed over the potential impact on these species as a result of development. The Council's Biodiversity Officer and Natural Resources Wales (NRW) have raised no objection subject to the implementation of the measures detailed in the ecological survey and imposition of planning conditions or a suitable obligation.

The Great Crested Newt is protected under the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulation 2010 (as amended). NRW have stated that the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any population of European or British protected species that may be present at the application site.

Officers' conclusion is that it would be in order to protect ecological interests through a Section 106 agreement ensuring the development is undertaken in accordance with

the recommendations within the ecological report.

4.2.5 Drainage (including flooding)

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 indicated an intention to connect to the existing main foul sewer in Bryn Gobaith and has provided a drainage layout plan. Dwr Cymru / Welsh Water have raised no objection to the proposal subject to standard advisory notes being included and NRW have raised no flood risk objections.

In Officers opinion, the consultation responses suggest there are no drainage grounds to oppose the development of the application site.

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.

An objection has been received from a local resident in relation to highway safety and the impact an increased number of dwellings (9 to 15) would have on the local highway network. The City Council have stated they have no objections to the revised number of dwellings as long as traffic calming measures remain in place.

The means of access to the site is off an existing access off Bryn Gobaith, which was constructed in accordance with approved details following the grant of planning permission in 2006. That planning permission included details of highway works/traffic calming to Mount Road and Bryn Gobaith, which formed part of a Section 106 agreement and which also required further agreement with the Highway Authority.

This application no longer proposes any highway works/traffic calming measures to Mount Road and/or Bryn Gobaith as part of the proposal. In this respect, Members are referred to the report on application ref 46/2014/0436/PS for the removal of condition on the 2013 permission for development of land north of Bryn Gobaith requiring highway improvements/traffic calming. This explains that the Highway Officer has carefully considered the highway related concerns and having discussed at length with the Traffic Section who have looked at the traffic situations in this area very carefully, the conclusion is that it is difficult to see how junction improvements can be incorporated without adversely affecting the existing operation of the junction of Bryn Gobaith/Mount Road.

Traffic surveys were carried out on Bryn Gobaith between 20th May 2011 and 27th May 2011 and this result showed that the average flow, including both directions was 197 vehicles over 24 hours. In the peak hours there were 18 vehicles south bound and 17 vehicles north bound.

Traffic surveys were also carried out on Mount Road between 20th May 2011 and 27th May 2011 and the results showed that the average flow including both directions was 1331 vehicles over 24 hours. This would mean that in the peak hours there were 130 vehicles north bound and 105 vehicles south bound.

Having regard to the traffic survey data along with the Highways Technical Note submitted in the consideration of the outline planning permission at land north of Bryn Gobaith it is not considered that it would be reasonable to insist on junction improvements on an application for just 15 dwellings on land at the former Bronwylfa Nurseries.

In relation to traffic calming on Bryn Gobaith it is unlikely that any scheme would reduce the speed of traffic below the already low existing speeds, and these would therefore have no significant effect. In conclusion, Highways Officers raise no objection to the proposal for 15 units, with no highway improvements at Bryn Gobaith/Mount Road or traffic calming measures along Bryn Gobaith.

It is not considered, with respect to objections raised, that there are any reasonable highway grounds to refuse permission here.

4.2.7 Affordable Housing

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4. Policy BSC4 relates specifically to affordable housing, and requires that all developments of three or more residential units provide a minimum of 10% affordable housing either onsite on developments of 10 or more units, or by way of a financial contribution on developments of less than 10 units.

The proposal is to provide 1 affordable housing unit on site with Plot 7 identified as an intermediate affordable housing unit. A Section 106 agreement would be required to secure this unit for affordable purposes.

4.2.8 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with policy BSC 11. Policy BSC 11 requires new developments to provide open space in accordance with the County's minimum standard of 2.4 hectares per 1000 population. It states that open space should always be provided on site, and that commuted sums will only be acceptable where it is demonstrated that development would not be financially viable should the full requirement be provided onsite, or where it is impractical to provide the full requirement onsite. Where there is no identified shortfall of open space in an area, the option of a commuted sum payment may be appropriate to mitigate impact on existing open space and equipment.

The development of 15 dwellings generates a requirement for open space in line with Policy BSC 11. The applicant is offering a commuted sum in relation to the provision and maintenance of off-site Children's Play Space and the provision of off-site Community Recreational Open Space (CROS) of £29,440.80. This is considered acceptable to meet the open space requirement in this instance via a commuted sum as it would be impractical to provide all the required open space on site due to the requirement for wildlife area within the site. The 2000 Open Space Survey indicated a deficit in Childrens' play space in St Asaph but no deficit in relation to CROS. Test iii) of Policy BSC 11 states that where there is no shortfall a commuted sum will be sought to mitigate the impact of increased usage of existing facilities locally. It is considered acceptable to require a commuted sum for provision of CROS in this instance but to waive the maintenance element as the capital sum is likely to be invested in an existing facility which already has maintenance arrangements in place.

In Officers' opinion the proposal to provide a commuted sum is consistent with the requirements of Policy BSC11 of the Local Development Plan, and this would be secured by a Section 106 agreement.

4.2.9 Density of development

Local Development Plan Policy RD 1 test (ii) requires due consideration of the efficiency of use of land through achieving a suitable density of residential development, referring to a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density.

Although the site area measures approx 1.4ha, taking into account the junction, access road into the site, hedgerows/wooded areas, ponds and wildlife area proposed, the developable area is only 0.9ha. The density of development would therefore be around 16 dwellings per hectare which is below the 35 dwellings per hectare figure referred to in Policy RD 1. However, having regard to the constraints of this particular site and characteristics of the area, and the extant permission for 9 dwellings, this density is considered acceptable in this instance.

4.2.10 Sustainability codes and 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 in accordance with the requirements of TAN 12, TAN 22 and Planning Policy Wales at the time of submission. However, the Minister for Housing and Regeneration has recently announced amendments to the National Planning for Sustainable Buildings policy contained in Planning Policy Wales (PPW) and the cancellation of Technical Advice Note (TAN) 22 when the changes to Part L (relating to energy efficiency) of the Building Regulations come into force at the end of July 2014.

Any applications determined after the 31 July 2014, including Section 73 applications which might seek to remove extant conditions on planning permissions requiring the relevant Code for Sustainable Homes / BREEAM levels to be achieved, should be assessed in accordance with the policy changes. Given the timing of the determination of this application and that the development could not be implemented before the end of July 2014 it is considered to be unreasonable to impose the standard conditions requiring compliance with the Code for Sustainable Homes.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The site has a valid full planning consent for 9 dwellings, is an allocated housing site and is located within the development boundary of St Asaph within the adopted Denbighshire Local Development Plan. This establishes the acceptability of the principle of the development.
- 5.2 The detailing of the 15 dwellings is considered acceptable, along with arrangements for affordable housing and open space.
- 5.3 With due respect to the concerns of the City Council and objector with regards to the impact of the increase in the number of dwellings on the local highway network, the proposals have been scrutinised by the Highways Officer and there are no objections raised.
- 5.4 The recommendation is subject to the completion of an obligation under Section 106 of the 1990 Planning Act within 12 months of the date of resolution by the committee to secure:

(a) The provision of 1 no affordable housing unit and the retention of this unit for affordable purposes.

(b) The payment of a commuted sum for provision and maintenance of open space of £29,440.80 apportioned as follows:

CROS Provision Costs	£9,993.60
CPA Provision Costs	£14,212.80
CPA Maintenance Costs	£5,234.40

5.5 The Certificate of Decision would only be released on completion of the legal obligation, and on failure to complete within the time period, the application would be re-presented to the Committee and determined in accordance with the policies of the Council applicable at that time, should material circumstances change beyond a period of 12 months after this Committee.

RECOMMENDATION: GRANT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
PRE-COMMENCEMENT
2. Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.
PRE COMMENCEMENT
3. Prior to the commencement of development, the detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road shall be submitted to and approved by the Local Planning Authority and the road shall be constructed in accordance with such approved details before any dwelling is occupied.
4. 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.
5. Facilities shall be provided and retained within each plot for the parking of vehicles in accordance with a scheme to be agreed with the Local Planning Authority, and which shall be completed prior to the proposed development being brought into use.
6. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment.
7. Foul water and surface water discharges shall be drained separately from the site.
8. No surface water shall be allowed to connect directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority
9. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

The reasons for the conditions are:

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. In the interests of visual amenity.
3. In the interests of the free and safe movement of all user of the highway and to ensure the formation of a safe and satisfactory access.
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. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
6. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
7. To protect the integrity of the public sewerage system.
8. To protect the integrity of the public sewerage system.
9. To prevent hydraulic overload of the public sewerage system and pollution of the environment.

NOTES TO APPLICANT:

Please be aware that a new Derogation Licence will be required from the Welsh Government.

- (i) Highway Supplementary Notes Nos. 1,3,4,5,6,7,8,9 & 10.
- (ii) New Roads and Street Works Act 1991-Part N Form.
- (iii) Denbighshire County Council Specification for Road Construction.
- (iv) Denbighshire County Council General Notes for Highway Lighting Installations.

WELSH WATER Note to Applicant:

Dwr Cymru Welsh Water have advised that some public sewers and lateral drains may not be recorded on their maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes of Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist Dwr Cymru Welsh Water in dealing with the proposal they request you contact their Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.