

Heading:

REFERENCE NO. 46/2014/0126/PF
HM STANLEY HOSPITAL,
UPPER DENBIGH RD, 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

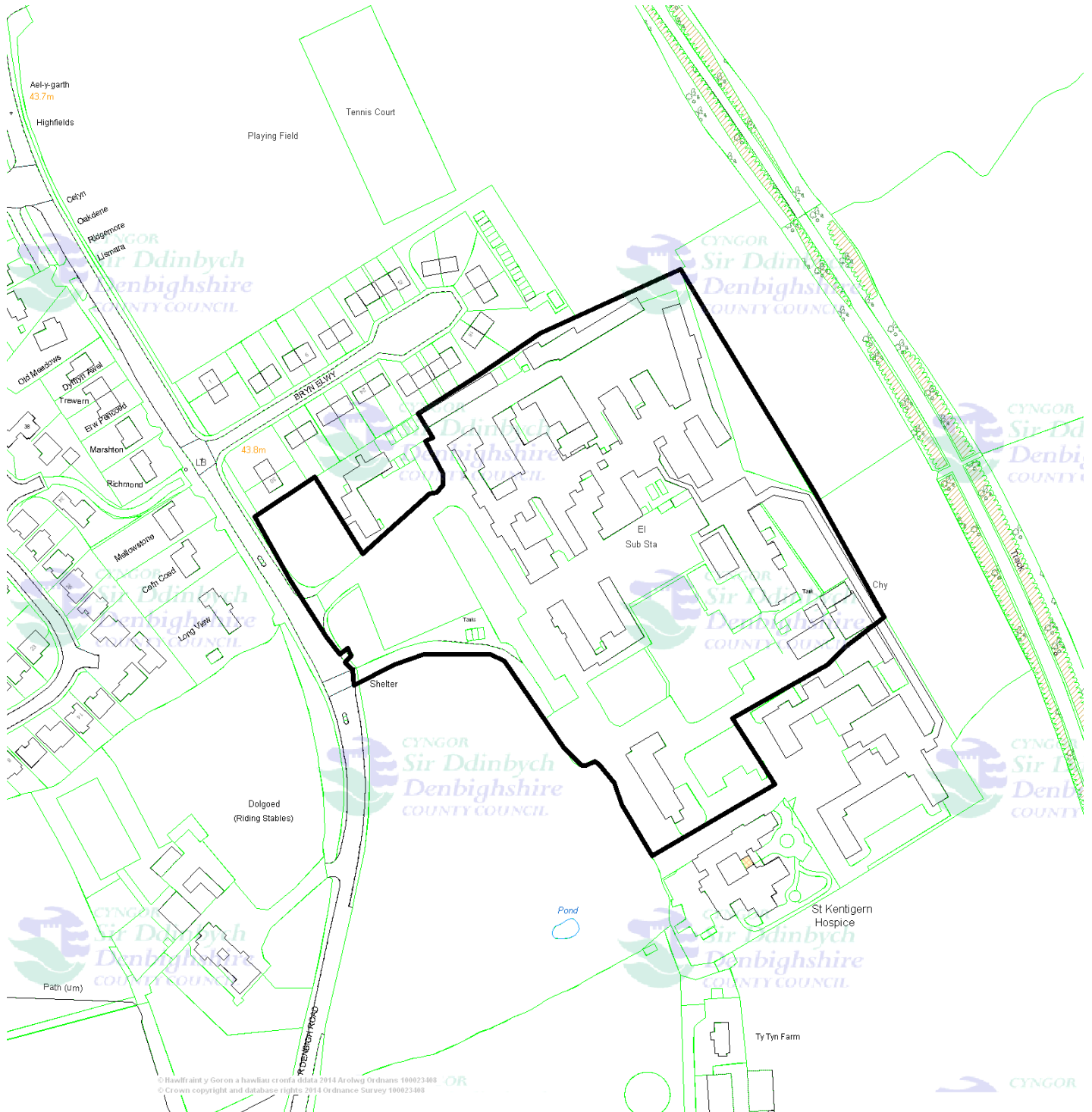


Date 28/8/2014

Scale 1/2500

Centre = 304339 E 373771 N

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.

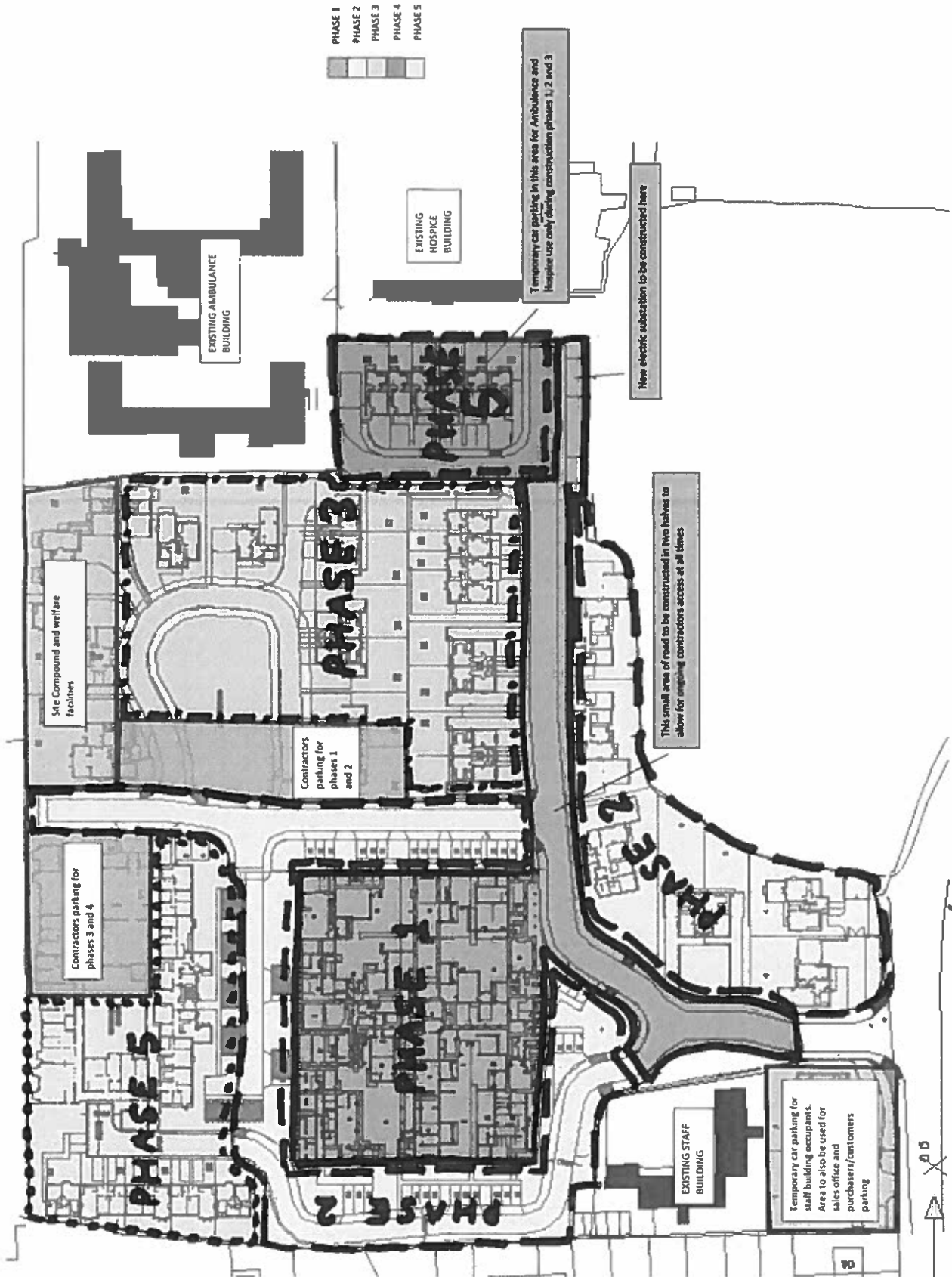


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PHASING

PROPOSED CONSTRUCTION PHASING

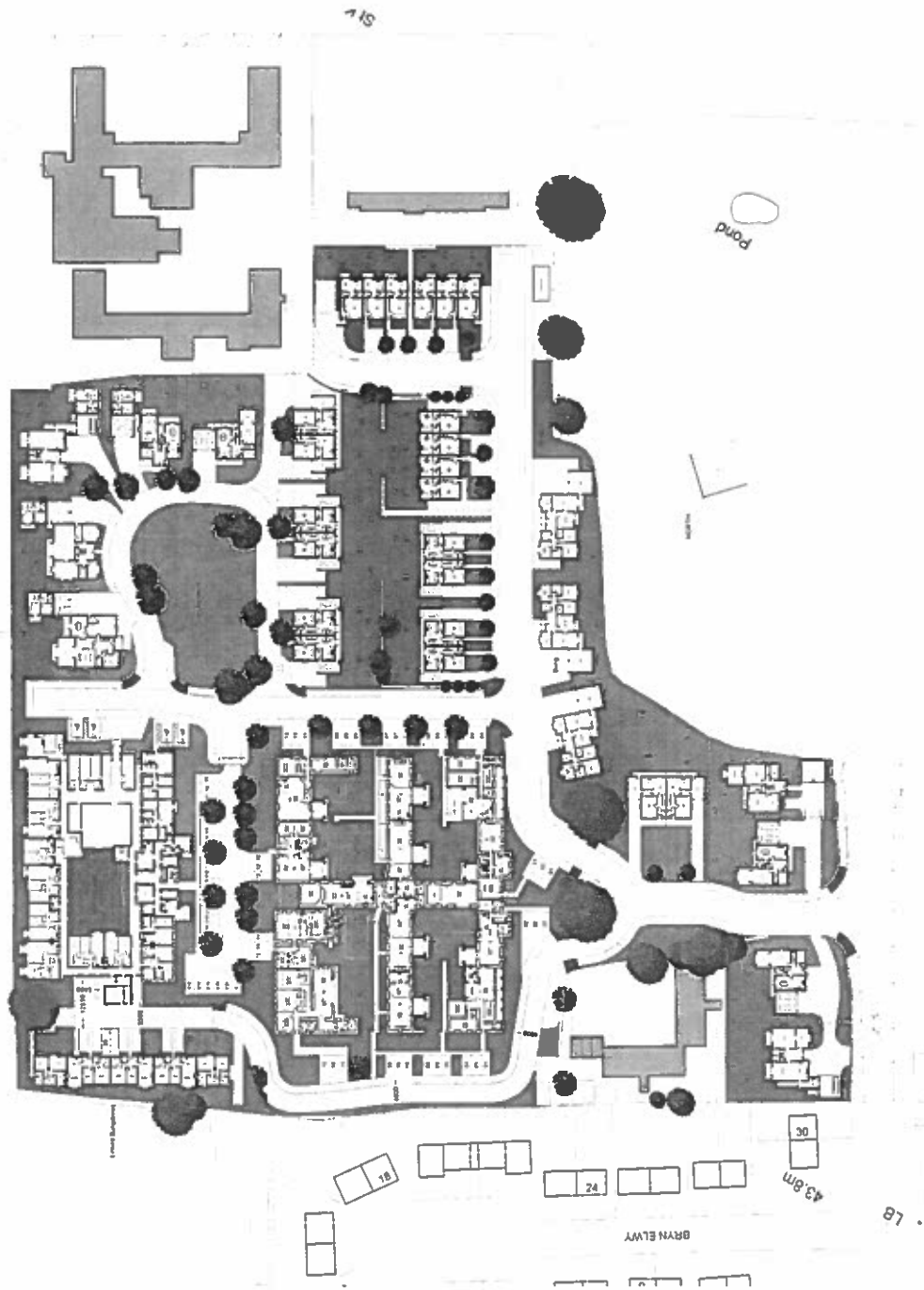
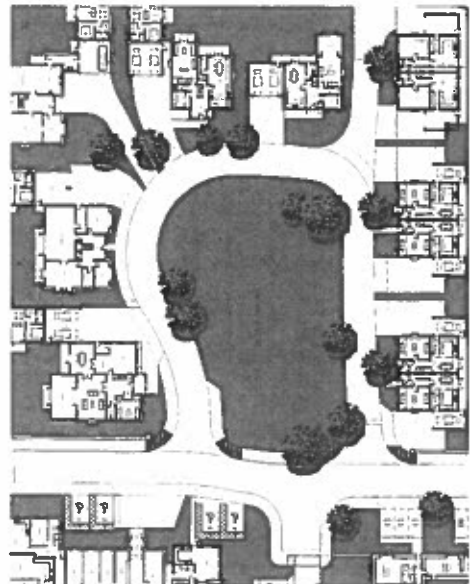


H M Stanley Hospital - Layout

willacyhorsewoodarchitects

www.willacyhorsewood.co.uk info@willacyhorsewood.co.uk Tel.01244 853851

The proposed development allows for residents to enjoy the benefits of both private and public space. The spaces have been carefully considered to both respect the essential setting of the Listed Building whilst providing for privacy within an integrated landscape setting. The layout allows for residents to easily access the public open space on the site, creating a community centre point.



The development provides a safe secure environment for living similar to that of a gated community.

The public open space has been designed with the dual function of allowing safe secure space for children to play with a strong element of passive supervision from the houses it also serves to provide a spacious open village green type feel giving views to all of the larger houses and allowing freedom of space adjacent to the Listed Building

H M Stanley Hospital -

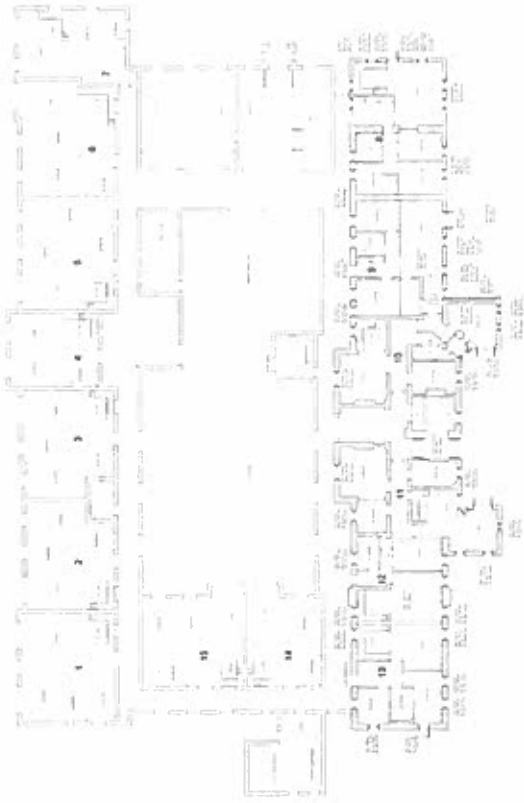
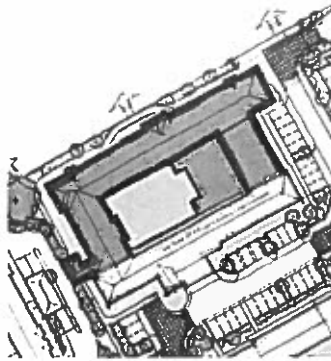
assisted living facility

willacyhorsewoodarchitects

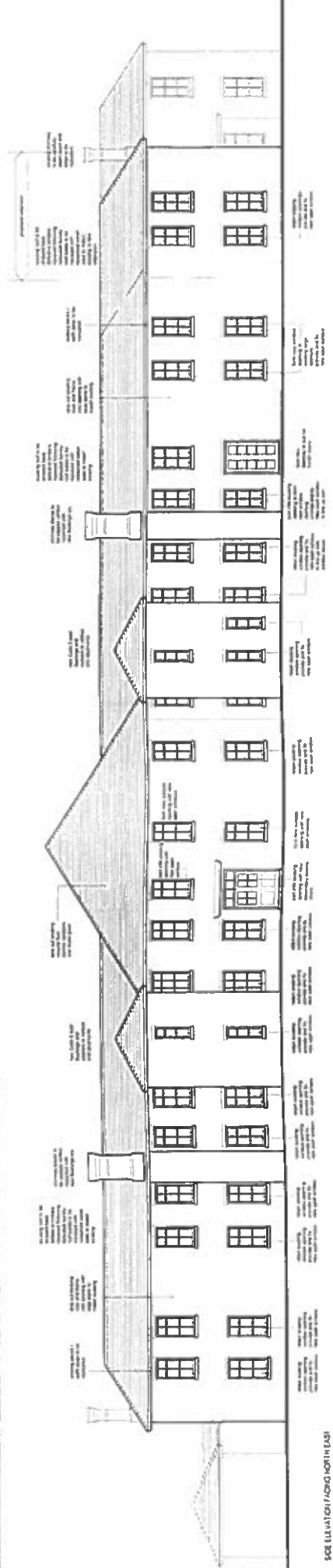
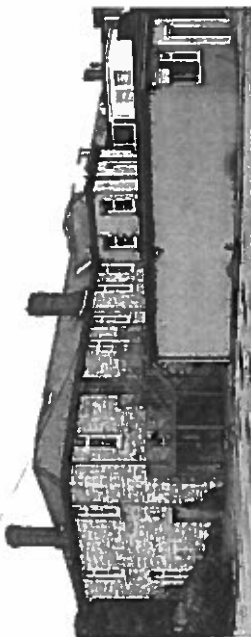
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The former infirmary will be retained and extended and will provide 33 Assisted Living Units. Within the site, partly on space created by the demolition of unsympathetic buildings. The Building will consist of individual 1/2/3 bedroomed apartments with communal café, shop, lounge and laundry areas which can be used by the residents. There will also be managers and staff available, within the facility, to provide the residents with assistance should they require.

The proposed extension will consist of two storeys and will not exceed the height and scale of the original infirmary building.



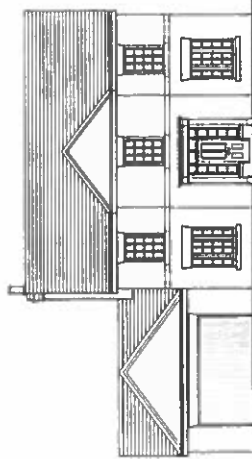
The later additions to the infirmary are unightly will be removed. The building will be restored and used as part of the proposed assisted living facility. The image (left) was created early in the design process. The extension of the infirmary building is highlighted in red. The idea was to create a courtyard space within its form that residents are able to use as a sociable outdoor area.



SCALE MATCH FACING NORTH EAST

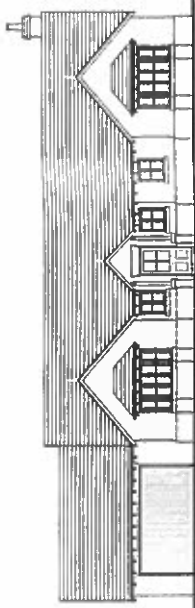
H M Stanley Hospital -

proposed enabling development and house types



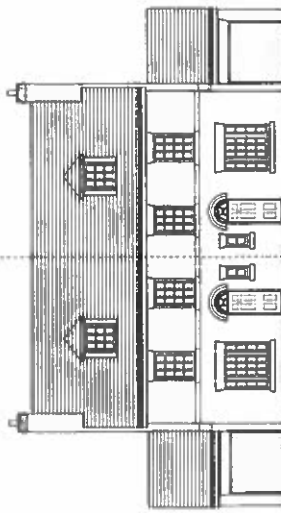
HOUSE TYPE A - FRONT ELEVATION
SCALE 1:200

5 BEDROOM HOUSE DETACHED HOUSE



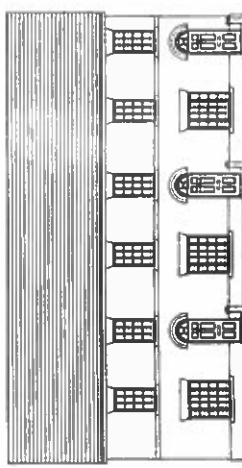
BUNGALOW - FRONT ELEVATION
SCALE 1:200

3 BEDROOM BUNGALOW



HOUSE TYPE B - FRONT ELEVATION
SCALE 1:200

4 BEDROOM HOUSE SEMI-DETACHED HOUSE



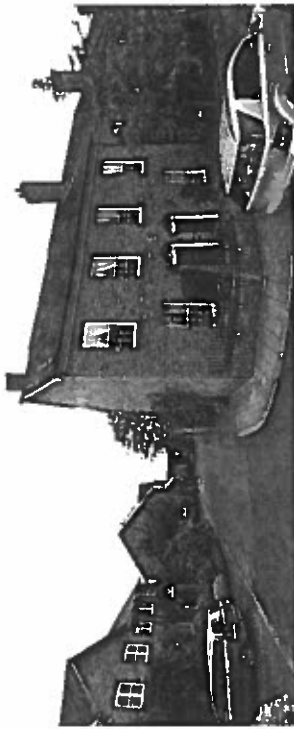
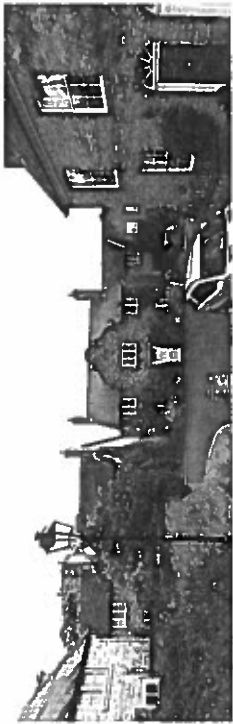
HOUSE TYPE B1 - FRONT ELEVATION
SCALE 1:200

3 BEDROOM TOWN HOUSE



HOUSE TYPE H - FRONT ELEVATION
SCALE 1:200

4 BEDROOM DETACHED HOUSE



The simple yet imposing classical limestone frontage of the original workhouse building offers a firm link to the period in which it was designed and a reminder of its original purpose.

The objective with the enabling housing was to enhance the listed building by contrast in materials and not to compete.

The Design on the new build housing incorporates some of the key features of the workhouse building whilst complementing with a warmer brick, which is also found in the rear wings of the workhouse.



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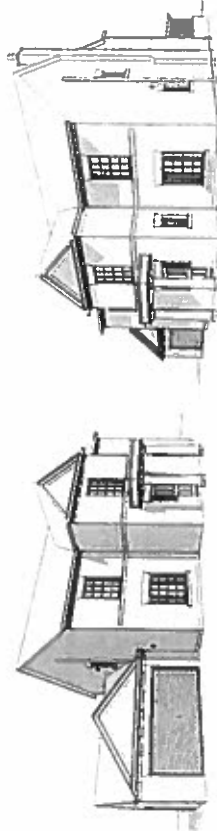
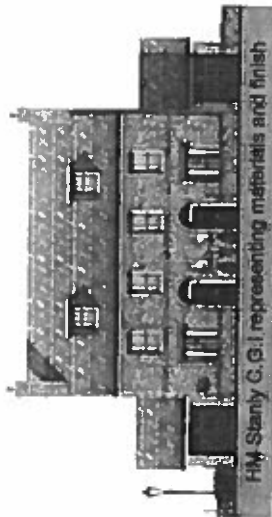
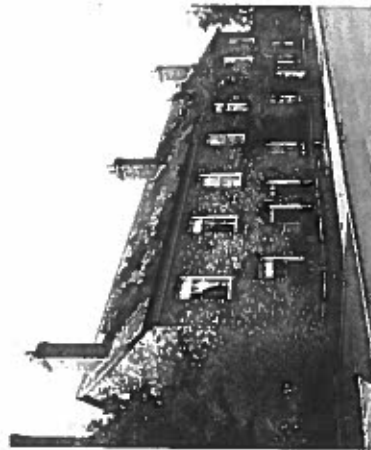
H M Stanley Hospital -

proposed enabling development and house types

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The application proposal was adjusted following a meeting at the Council's offices and shows the houses to the south of the approach spine road moved further back to allow for clearer views of the Listed Building. The route into the site will be relocated in consideration with the setting of the listed building. Entering the site on a central access to the workhouse building will complement the symmetry of the structure. Key frontages of the listed building have not been compromised or overwhelmed.



Computer generated images of proposed House types



The proposed 41 new dwellings on the site are sympathetic towards the listed building in their design. The vertical hierarchy on the site will be respected, and the proposed dwelling will not overwhelm the listed buildings. The Design on the new builds incorporates some of the key features of the workhouse building. One the front elevation to the new builds, symmetrical small pane sash windows are a borrowed feature, with the doorway headed by an arched fanlight. They're also designed with a first floor cill band and plinth with slate muntins.

ITEM NO: 12

WARD NO: St.Asaph East

WARD MEMBER(S): Dewi Owens

APPLICATION NO: 46/2014/0126/ PF

PROPOSAL: Partial demolition of buildings and redevelopment of site to provide 52no.dwellings, 33no. apartment assisted living facility and associated works.

LOCATION: HM Stanley Hospital, Upper Denbigh Road, St.Asaph

APPLICANT: Pure Residential

CONSTRAINTS: Tree Preservation Order

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – Yes
Neighbour letters - Yes

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

- At request of Development Manager – major proposal

CONSULTATION RESPONSES:

ST.ASAPH CITY COUNCIL

“No objections”. Would also be keen to apply for any open space commuted sums in due course.

Response to amended scheme will be reported at the Planning Committee Meeting.

NATURAL RESOURCES WALES

No objection subject to confirmation of a surface water regulation system which will be controlled through condition.

DWR CYMRU / WELSH WATER

No objection subject to an integrated drainage scheme dealing with foul, surface and ground water being provided by the developer.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objection subject to conditions dealing with road layouts and parking.

Ecologist

No objection subject to further information on required bat mitigation.

Housing and Community Development Service

Supportive of the proposal and willing to accept abnormal costs may prevent the provision of affordable housing by the developer.

Economic and Business Development Officer
No objection

Adult Services
Supportive of the scheme and would welcome a partnership approach to delivering assisted living if feasible.

Conservation Architect
No objection subject to conditions dealing with detailing on the Listed Buildings and garden areas associated with them. Additional controls on the Listed Building application.

RESPONSE TO PUBLICITY:

Comments

Welsh Ambulance Trust, HM Stanley Hospital, Upper Denbigh Road, St.Asaph, LL17 0WA
St.Kentigern's Hospice, HM Stanley Hospital, Upper Denbigh Road, St.Asaph
Mrs Margaret Cummings, 26 Bryn Elwy, St.Asaph, Denbighshire, LL17 0RU

Summary of comments received:-

The Ambulance Trust and Hospice have both raised concerns about the longer term implications of the development on the parking and access arrangements for their uses. The Hospice has also raised concerns about the proximity of 3 storey dwellings close to their building and the potential for noise and disturbance for people using the hospice. Both organisations have largely welcomed the redevelopment scheme but seek assurances on parking, access and amenity.

Mrs Cummings raises concerns about the development on the front lawn areas adjacent to the existing access to the site. She mentions the presence of Pyramidal orchids on the lawn. Whilst she does not feel the building on the lawns will directly affect her she would like the plant species considered in any decision.

EXPIRY DATE OF APPLICATION: 12/3/2014

REASONS FOR DELAY IN DECISION:

- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal seeks full planning permission for the partial demolition of buildings on site, the refurbishment and renovation of the original workhouse building to provide 13no. dwellings, the conversion and extension of a former infirmary building to the rear of the main building to provide 33no. dwellings for assisted living and the erection of 39no. new build dwellings around the site. A separate application for Listed Building consent which deals specifically with the impact of works on the character and appearance of the Listed Buildings on site has also been submitted. This scheme has been assessed by the Conservation and Planning Officers. There is widespread support for the improvements and alterations suggested for the Listed Buildings on the site and this application will be dealt with separately under delegated powers.

1.1.2 The format of the proposed housing on the site is as follows:-
New Build

- 16no. 4 bed houses
- 10no. 3 bed houses

- 8no. 2/3 bed bungalows
- 5no. 5 bed houses

The new build housing will be red brick construction under a slate roof incorporating design features such as symmetrical small pane sash windows and doorways headed by arched fanlight features. An example house type is shown at the front of this report.

Conversion of chapel and vagrants block (main H-shaped Listed block)

- 13no. dwellings

Conversion of former infirmary (to rear of main H-shaped block)

- 33no. assisted living residential units

The conversion elements of the scheme will be done to the necessary conservation standards having regard to the Listed status of the buildings. Particular care will be given to the retention of the former chapel and the use of appropriate materials and methods.

1.1.3 The proposed scheme includes for the provision of on-site open space in the form of Community Recreational Open Space of some 1267 sq.m. This is shown as a village green area. Commuted sums are proposed for any shortfall in other play space provision on-site. This is explained in more detail later in the report.

1.1.4 The existing main access into the site off Upper Denbigh Road will be used to access the proposed development. This is seen on the proposed site plan at the front of the report.

1.1.5 The application is supported by a number of documents which include the following:

A Design and Access Statement – The report outlines the vision for the site. It covers all the necessary design and access statement headings and focusses on the Listed Buildings. The conclusions make reference to a quality residential development that has a mix of accommodation types and tenure.

A Planning Statement: - The submitted Planning Statement runs through the relevant Policy considerations highlighting the allocation of the site for housing purposes. It explains that the viability of the scheme makes it impossible to provide affordable housing in accordance with the Council's adopted policies. It goes on to explain what is being provided by way of open space and further assesses likely impacts such as those on the Welsh Language, health and the community. It concludes that all impacts are negligible. The Planning Statement has been revised during the assessment of the application and some factual errors have been corrected.

Financial Viability Appraisal – At the request of Officers the applicant has submitted confidential financial information through the medium of a recognised Viability appraisal model. This financial information contains details of purchase costs, build costs, design risks and contingencies having regard to dealing with a sensitive site containing Listed Buildings. The conclusion of the report submitted by the applicant shows that the scheme would not be viable should they be required to comply with the Council's adopted Policy on affordable housing. This issue is discussed further in this report.

Flood Consequences Assessment – The Assessment highlights that the site is at a low (1 in 1000) risk of flooding from rivers and the sea. It notes that the site is some 25m above the River Elwy and 35m above the River Clwyd. The report also concludes that the site is at low risk of surface water flooding as well as groundwater flooding.

Conservation Assessment

The submitted Conservation Assessment in association with the Planning Application

has been amended in liaison with the Council's Conservation Architect. It concludes that the proposal will ensure the survival of the most important elements of the Listed hospital buildings.

Code for Sustainable Homes and BREEAM pre-assessments

The reports conclude that the assisted living facility will achieve at least a "Very Good" rating and Code Level 3 plus 1 credit can be achieved for the relevant dwelling types.

Transport Note

Savill, Bird and Axon (Transport Planning Specialists) were commissioned by the Betsi Cadwaladr Health Board to look at the redevelopment of the HM Stanley site for circa 150 dwellings. Their report is submitted in support of this proposal and concludes that the highway implications for the development are acceptable. Having regard to the previous and retained uses on the site as well as the proposed new residential use on the site, the report concludes that the road network and the existing Upper Denbigh Road access point is capable of accommodating the likely traffic.

Ecological Assessments

Clwydian Ecology was commissioned by the developers to undertake a number of relevant surveys, including a specific bat survey. The surveys conclude that subject to final walkover surveys prior to any demolition there would be no adverse impact on any protected species or habitats. Some translocation of plant species at the from portion of the site will be required prior to the redevelopment of that area.

Tree Survey

Arbtech was commissioned by the developers to undertake a full survey of trees within the application site. The report submitted concludes that the vast majority of trees surveyed on the site were in an acceptable or good condition. Tree T24 is, however, dead and will need to be removed

1.2 Description of site and surroundings

- 1.2.1 The site of the former HM Stanley hospital is located around half a mile to the south of the City of St.Asaph off the main upper Denbigh Road. The application site consists of the greater part of the former hospital complex over an area of some 3.39ha. For the avoidance of doubt the existing St Kentigern's Hospice building and the Welsh Ambulance Trust HQ do not form part of the application site.
- 1.2.2 The application site contains a complex of former hospital buildings set back from the main Upper Denbigh Road and extending eastwards towards open fields beyond. The main former workhouse and infirmary blocks are Grade II Listed but had been added to by a myriad of extensions and additions over the years. An internal network of roads links various block on the site and also serves as access to the neighbouring St. Kentigern's Hospice and Ambulance Trust buildings.
- 1.2.3 The Upper Denbigh Road provides the westerly boundary to the application site off which a main access point leads to the front of the main listed H-shaped former hospital block. To the north of the site is a cul-de-sac of two storey dwellings on Bryn Elwy along with a retained L-shaped two storey block of former nurses apartments. To the south of the site are the St.Kentigern's Hospice and Ambulance Trust sites along with open field areas forming part of the wider housing allocation. Open fields lie to the east of the site with the land falling away towards the river. The plan at the front of the report shows the red line application area along with the buildings it is proposed to demolish.
- 1.2.4 The main historic blocks on the site are mainly two storey and of stone construction under slate roofs. There are some brick and render additions evident around the historic blocks. There are a sporadic number of mature and semi-mature trees around the application site.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of the City of St.Asaph as indicated by the adopted Local Development Plan. The site forms part of an allocation for housing in the plan and will contribute to the overall housing targets which were set when the plan was adopted. The main historic buildings on the site are Listed. Works to the buildings and demolition on site are dealt with within the separate Listed Building Consent application.

1.4 Relevant planning history

1.4.1 There is no directly relevant planning history on this application site which would need to be taken into consideration in the determination of this application.

1.5 Developments/changes since the original submission

1.5.1 The scheme has been revised during the assessment process having regard to direct input from the Council's Conservation Architect and Highway Engineers. Certain design features such as house types, scale, materials and boundary treatments have been modified to satisfy recognised conservation standards. In addition aspects of the road layout pertaining to the pedestrian crossing points, parking areas and turning spaces have also been adjusted. Further information of viability and phasing has also been provided and assessed.

1.6 Other relevant background information

1.6.1 It should be noted that the scheme has been presented to the Elwy Member Area Group. In addition considerable work has taken place both prior to the application being submitted and during the course of the application between various Officers of the Council and specialists appointed by the developers. Communication has also extended to neighbouring land users with relevant information and guidance being passed on at appropriate times in the assessment process to enable the community to have their say on the scheme.

2. DETAILS OF PLANNING HISTORY:

None relevant to this scheme.

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 RD 5 – Welsh Language
Policy BSC1 – Growth Strategy for Denbighshire
Policy BSC4 – Affordable Housing
Policy BSC11 – Recreation and open space
Policy BSC 12 – Community Facilities
Policy VOE 4 – Enabling Development
Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance

SPG 2 – Landscaping
SPG 4 – Recreational Public Open Space
SPG 7 – Space Standards in new developments
SPG 21 – Parking standards
SPG Affordable Housing

3.2 Government Policy / Guidance

Planning Policy Wales Edition 6 February 2014

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 and General Policy Considerations
- 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 and water management

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application involves proposed residential development on an allocated housing site. The provision of housing in the County is a key priority. The sites which have been allocated within the Local Development Plan are designed to meet the County's housing needs over the relevant plan period. This scheme proposes some 85no. residential units delivered through conversion and new build. This will contribute to the housing need identified in the plan and will comply with the overarching policy principles for this allocated site.

It should be noted that the previous use of this site represented a community facility. Trying to retain such community facilities in the County is another identified principle of the adopted LDP. In this case, the community facilities provided by the Health Board at the site have been displaced elsewhere in the County with no real net loss of the community asset. In addition the site was marketed for a period of time as a community facility with no interest received. As such, it is not considered that the loss of the HM Stanley community facility to housing (as is now allocated within the plan) conflicts with the principles of Planning policy.

Whilst the principle of the proposed development meets the general aims of the adopted LDP in relation to housing provision and regeneration of a vacant site, it is important to assess the scheme against specific policies in the plan. This will be done in the following paragraphs.

General Planning Policy Context

The main policies in the Local Development Plan which are relevant to the principle of the development are:

Policy BSC 1 – As a lower growth town/city St.Asaph has a number of sites within its boundary which have been identified to contribute to the growth strategy of the County. One of these sites is the HM Stanley former hospital site where it was

estimated some 75 dwellings could be provided in the plan period. The proposal shows that some 85 units can be provided as part of this scheme. It is estimated these could be delivered within 3 years. The proposal clearly complies with the aforementioned Policy.

Policy VOE 4 – This Policy in the LDP relates to “enabling development”. The Policy is designed to address heritage assets considered to be “at risk” and provides the scope for developments to be promoted which effectively save historic buildings in the community. The Policy sets out certain criteria against which enabling development can be assessed. In short, providing the enabling development (in this case the development of some 39no. new build dwellings and the use of heritage assets for 33 assisted living units and 13no. dwellings) does not harm the heritage assets, does not fragment the heritage assets and the overall value of the enabling development outweighs any potential harm to the heritage assets, the development can be permitted. Having regard to the comments of the Conservation Officer and having regard to the assessment of the financial information supplied, the scheme clearly complies with the aforementioned Policy.

There are clear and obvious benefits from allowing a scheme which saves the most important elements of this important heritage asset. The level of development required to ensure the buildings are saved and re-used is considered to be reasonable. The applicant has stated that the works to convert the main H-block Listed building will be undertaken as the first phase of development. This will be clarified within the suggested planning conditions to ensure that the heritage assets are dealt with alongside any new build “enabling development”.

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.

Only one neighbour has raised a concern about the potential visual impact of the development. The objection makes reference to the use of red brick as opposed to stone on the new build units. The City Council have not raised any such objection to the visual impact of the development. The existing site contains a variety of different sized buildings spread across a wide area of the former hospital site. As mentioned above a number of these buildings will be demolished as part of a scheme to bring back the heritage quality of the site and main buildings.

The main Listed Buildings will be dealt with appropriately with the dressed “Anglessey Marble” retained and re-used to the key elevations. The main approach road into the site will be re-aligned to ensure the front elevation of the main Listed Building will provide a landmark feature. The scale, height, layout and use of materials for the new build areas of the site have all been discussed at length with Conservation Officers. The result has been to create a vertical hierarchy on the site which will not overwhelm the adjacent Listed Buildings. Features have been taken from the Listed Buildings for the new build properties and it is considered that there would not be any visual detriment from the scheme as shown. The use of red brick on the new build units provides a contrast to the stone Listed Buildings and ensures that the new build units do not compete with these important heritage assets. From a conservation perspective this is considered to be acceptable use of materials.

The layout incorporates a village green area to the centre of the site which provides usable space for the variety of residents accommodated nearby. From a visual perspective this enhances the overall impact of the development. It is considered that, subject to further on-site landscaping of the public realm areas controlled through planning conditions, the visual impact of the development would be acceptable and would meet the intentions of the adopted Planning Policy.

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.

No objections have been received from neighbours or the City Council in relation to the impact of the development on residential amenity.

The site layout as shown indicates that there would be adequate separation distances between existing dwellings on nearby Bryn Elwy and any new properties on the site. It is not considered that there would be any significant impact on residential amenity from the new development when completed. In fact, the reduction in the intensity of use from the former community facility to a residential estate should be felt by nearby residents on completion.

Planning conditions can be imposed which attempt to control any potential disruption to nearby residential areas during the construction phases. The intended site development compound will be sited well away from existing residential properties and from the nearby hospice.

The space within the new scheme enables private garden areas and parking areas to be provided. This should ensure adequate levels of amenity for any future residents on this scheme. It is considered that the scheme is acceptable in terms of impacts on residential amenity and would meet the relevant policy tests outlined above.

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.

An ecological survey of the site has been undertaken by the applicants. In addition detailed discussions have taken place between the Council's Biodiversity Officer and the specialist ecological consultants employed by the applicant. The site will contain a number of bird species which need to be taken into account in any development. There will also need to be consideration given to bats on the site and to the presence of some pyramidal orchids located to the front open portion of the site.

In relation to bats the Biodiversity Officer is satisfied, subject to reasonable avoidance measures controlled through planning conditions, that the favourable conservation status of bats can be preserved. Details will need to be provided prior to the demolition or conversion of any of the buildings on the site. In addition mitigation

measures such as bat boxes for works to any trees along with details of lighting methods to protect the bats should be provided.

In relation to birds the presence of swifts and swallows should be taken into account prior to any demolition or conversion. Avoidance measures and mitigation details will need to be provided, however, this can be controlled through conditions.

In relation to the presence of the pyramidal orchids on the site these will need to be translocated to another part of the site to ensure their conservation status.

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

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 from the public relating to the drainage implications of the development. The applicant has indicated an intention to connect to the existing main foul sewer. Dwr Cymru / Welsh Water have raised no objection to the development subject to an integrated drainage system being provided dealing with foul, surface and any ground water.

In relation to flood risk, NRW has raised no objections to the proposal.

In Officers' opinion, the consultation responses suggest there are no drainage or flooding 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.

Highway Officers have assessed the proposed access into the site as acceptable. The intensity of use of this existing access has been governed by it serving the hospital, hospice and Ambulance HQ. The existing access road will be re-aligned to ensure a better visual feature but in terms of its capacity to serve the proposed development it is considered adequate.

Planning conditions will seek to ensure that the proposed internal road layout and parking areas for the new residential estate will function effectively. Discussions have been on-going between Highway Officers and the applicant over improved internal road layouts with better pedestrian crossing points being incorporated into the scheme.

Concerns have been raised by neighbouring land users over the impact of the proposed development on the functioning of their operations from an access and parking perspective. Discussions have taken place between the applicant, Highway Officers and neighbouring land users. It is accepted that some disruption is going to be felt during the construction phases. Access through the site is shared and it is vital that users of the Ambulance HQ and the St.Ketigern's Hospice can access those

facilities and park. This will need to be ensured both during construction phases and when the development is completed.

To this end, the applicant has agreed to provide parking areas within the development site for the neighbouring land users during construction phases. Conditions which deal with phasing, construction traffic and how parking for the hospice and ambulance HQ can be addressed on completion can be imposed. Officers are aware, however, that the ambulance HQ are trying to address any shortfall in parking on their site separately. It is hoped that construction management arrangements will ensure neighbouring land users will be considered throughout enabling a welcome redevelopment of a vacant and sensitive site, whilst protecting sensitive and worthwhile neighbouring uses.

In Officers' opinion there are no highway grounds to oppose the development of the application site.

4.2.7 Affordable Housing

Policy BSC3 of the local development plan sets the basic requirement for developments 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 application does not include the provision of any affordable housing units. Where an application is not going to meet the requirement of the Policy Officers require a financial viability report to be submitted which will need to justify why such provision cannot be made.

In this instance the applicant has claimed that the development risk and contingencies associated with redeveloping a site containing some important Listed buildings means that there is not the economic viability in the scheme to also provide the minimum 10% affordable housing either on-site or through a commuted sum payment.

Officers have scrutinised the financial information provided.

Officers are content that the viability of the scheme as shown is marginal. The scheme will restore and re-use some important historic buildings. It is evident elsewhere in the County that such buildings can prove extremely problematic to deal with causing wider visual and social harm to communities. The financial information has been thoroughly assessed and Officers feel that, in this instance, the lack of affordable housing provided must be weighed against the welcome re-use of Listed buildings, the provision of extra care facilities, needed housing on an allocated site and a good quality scheme which will provide a good living environment for future occupants.

It is considered that, having regard to the viability appraisal, the scheme meets the intentions of the adopted policies and guidance.

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.

In this case the applicant has shown the on-site provision of a village green type area of some 1267 sq.m. Such an area will provide informal open space for the mixed community but would not provide any traditional equipped play facilities for children. This is considered acceptable given the potential make-up of the estate to include for an extra care facility. The applicant has agreed to pay a commuted sum payment in lieu of the children's play space requirement as well as the required sum for maintenance. The securing of the sums of money will be via a s.106 legal agreement. The landscaping of the village green can be secured through the imposition of a planning condition.

4.2.9 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 lies within the development boundary of St.Asaph and forms part of a wider housing allocation in the adopted Local Development Plan. The principle of developing the site for housing as shown is acceptable.

The site contains some important historic buildings which are specifically protected. These buildings have been unsympathetically extended and altered over the years. The site is also currently vacant, derelict and vulnerable to further damage and anti-social behaviour.

The proposed scheme, which has been consulted upon in the Community and amongst the relevant Member group, seeks to save and restore the most important Listed buildings on the site. The scheme will provide some 85no. residential units for a mixed community contributing towards the housing targets set within the adopted Local Development Plan.

The scheme is acceptable in planning terms subject to a number of conditions. It should create an attractive residential estate enhancing the historic environment and, through a

phased approach to construction, should have a minimal impact upon visual and residential amenity as well as highway safety.

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 payment of a commuted sum for provision and maintenance of Open Space of £63,539 apportioned as follows:

CPA Provision Costs	£39,164
CROS shortfall provision	£9,951
CPA off-site maintenance	£14,424

(b) Details of the Management Arrangements for the on- site Community Recreational Open Space (CROS). The applicant has stated that a management company will look after the village green in terms of security, management and maintenance.

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 to which this permission relates shall be begun no later than the expiration of five years beginning with the date of this permission.

Phasing/Demolition

2. The development hereby permitted shall proceed in accordance with the proposed construction phasing plan received by the Local Planning Authority on 21st August 2014, unless otherwise agreed in writing by the Local Planning Authority.
3. There shall be no occupation of buildings permitted in each phase of the development until the following services and infrastructure are completed for those buildings in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Only those details subsequently agreed for each phase of development shall be implemented thereafter.
 - The vehicular, cycle and pedestrian access and parking facilities including internal estate road layout and junctions.
 - Integrated foul, surface and ground water drainage infrastructure.
4. Prior to the commencement of each phase of development, including demolition works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority for that phase. Construction/demolition in each phase shall not be carried out otherwise than in accordance with the approved CEMP unless amendments have been agreed in writing by the Local Planning Authority. The CEMP shall include the following details:-
 - a) Measures for construction/site traffic management to include the access, parking, turning, loading and unloading of all vehicles using the construction site.
 - b) Measures for construction/site management to include the access, parking, turning, loading and unloading of all vehicles using neighbouring sites via any shared access.
 - c) Piling techniques if necessary
 - d) Storage of plant and machinery
 - e) Provision of site security to include hoarding and lighting
 - f) Protection of trees, hedgerows and other natural features
 - g) Proposed means of dust suppression and noise mitigation
 - h) Measures to deal with any mud from vehicles on shared access roads or on nearby County roads during construction

- i) All construction/demolition working and operational times
- j) Details of the outside storage of spoil or other excavated material including location and height of storage.

Ecology

5. Prior to the commencement of each phase of development, including demolition, an Ecological Management Plan (EMP) setting out the ecological mitigation, enhancement and management measures required for that phase of development shall be submitted to and approved in writing by the Local Planning Authority. The approved EMP shall be followed in full unless otherwise agreed in writing by the Local Planning Authority and shall include details of the following:-
 - Bats - full details of Reasonable Avoidance Measures, mitigation, lighting specifications
 - Birds - full details of Reasonable Avoidance Measures, mitigation and enhancement
 - Plants - details of translocation and future management of Pyramidal Orchids.

Landscaping / Open Space

6. Prior to the occupation of any buildings within the development details of a comprehensive scheme of hard and soft landscaping for the site shall be submitted to and approved in writing by the Local Planning Authority. Only those details subsequently approved shall be implemented thereafter and they shall include the following:-
 - a) All existing trees, hedgerows and other vegetation to be retained with measures for their protection during the course of the development;
 - b) Proposed new trees, hedgerows, shrubs or vegetation within the site (including formal areas of open space) with confirmation of species, numbers, heights, location and timing of planting;
 - c) Proposed materials and colour finishes to be used on driveways, paths or other hard surfaced areas;
 - d) Proposed earthworks, grading and mounding of land including details of level changes, final contours and relationships between such areas and surrounding landform;
 - e) Proposed positions, design, materials and type of boundary treatments on the development site and its perimeter.
7. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping as set out in condition 6 shall be carried out in the first planting and seeding seasons following the completion of each agreed phase of the development and any trees or plants which, within a period of five years of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Heritage / Conversation

8. **PRE-COMMENCEMENT CONDITION**
Prior to development commencing (including any demolition) a photographic survey and written schedule of all architectural details to the Infirmary and former Nurses Home /Isolation Unit shall be undertaken/produced. The resulting photographs and survey should be deposited with the National Monuments Record of Wales, operated by The Royal Commission on the Ancient and Historical Monuments of Wales, National Monuments Record of Wales, Plas Crug, Aberystwyth, SY23 1NJ Tel: +44(0)1970 621200, nmr.wales@rcahmw.gov.uk.
9. Prior to their application, details/samples of the proposed materials and colour finishes to be used on the walls, roofs, windows, doors, residential paths and boundary treatments on the site shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include stonework, slates, coping stones, bargeboards, fascias, pointing and painting and only those details subsequently agreed shall be applied and maintained

thereafter.

10. Any existing external openings to be blocked up as part of the proposed demolition works and / or existing walls / stonework to be restored in accordance with the approved plans shall be carried out with materials that match those used on the existing walls of which they form part, in texture, type, colour, mortar and pointing unless otherwise agreed in writing by the local planning authority.

Highways / Parking

11. For the avoidance of doubt and in accordance with condition no.3 of this permission full details of the layout, design, construction, means of traffic calming, street lighting, signing and drainage of the internal estate roads, pedestrian links and turning areas on the development site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the residential phases of the development. Those details subsequently approved shall be implemented in full thereafter.

Drainage

12. No development shall be permitted to commence on any of the residential units hereby permitted until a scheme for the comprehensive and integrated drainage of the site showing how foul, surface water and land drainage will be dealt with has been submitted by the developer and approved in writing by the Local Planning Authority. Only those details and management arrangements agreed shall be implemented thereafter.

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

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To ensure that development proceeds in a safe and satisfactory manner and to ensure the restoration and re-use of historic buildings.
3. To ensure adequate amenity is provided to the occupants of any buildings on the site.
4. In the interests of highways safety, visual and residential amenity and to ensure the site is developed in a safe and satisfactory manner.
5. In the interests of the favourable conservation of relevant species.
6. To ensure, in the interests of visual and residential amenity, that a satisfactory standard of landscaping is provided throughout the development site.
7. To ensure in the interests of visual and residential amenity a satisfactory standard of landscaping is provided throughout the development site.
8. In the interests of recording the historic environment.
9. In the interest of visual amenity and the character and appearance of the historic buildings.
10. In the interests of visual amenity and the character and appearance of the historic buildings.
11. In the interests of highway safety.
12. To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment of the existing public sewerage system.