

Heading:

REFERENCE NO. 45/2014/1079/PF
10-27 ABBEY ST & 3-39 GRONANT ST
RHYL

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

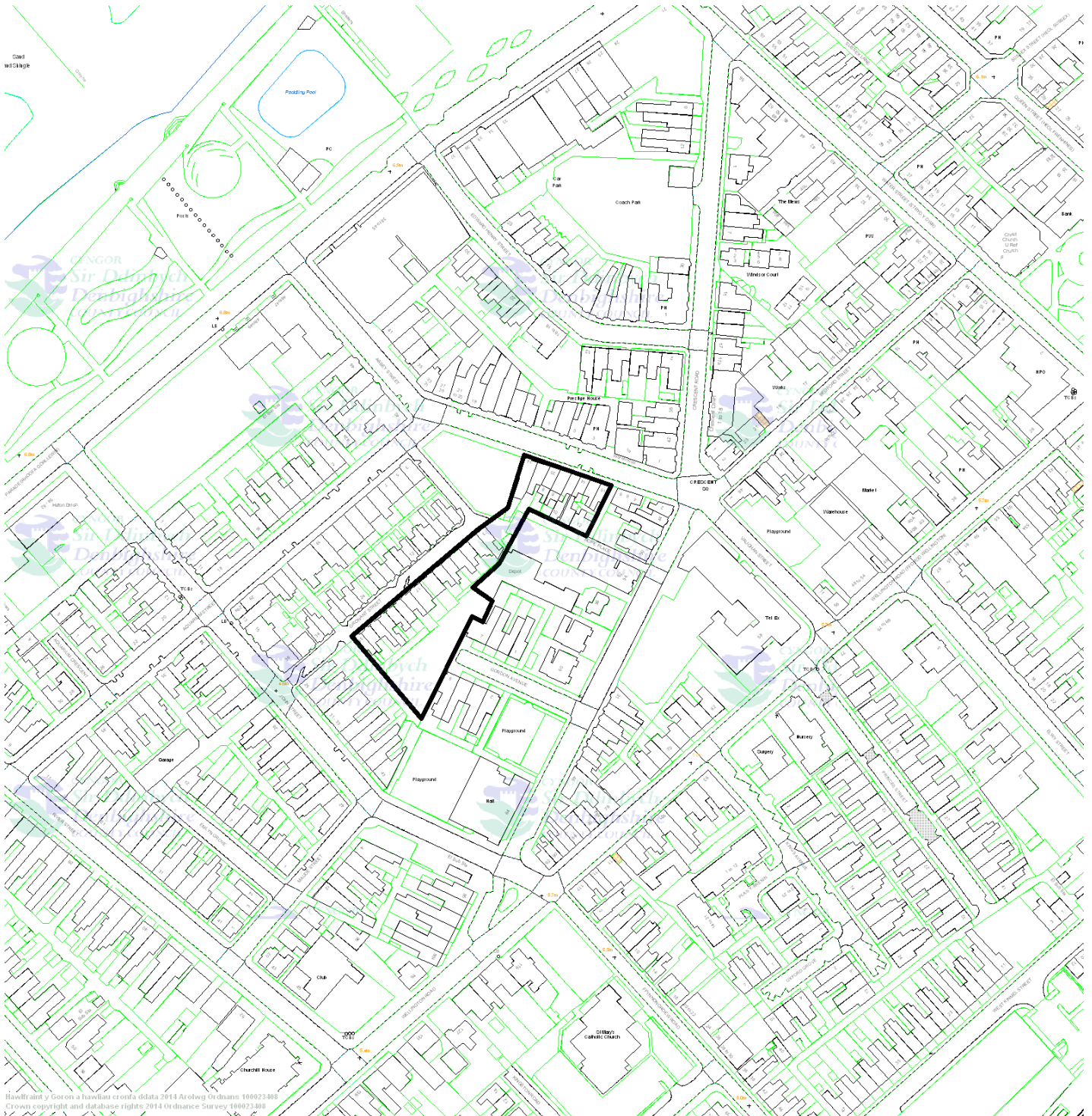
 Application Site



Date 28/10/2014
Centre = 300490 E 381245 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.



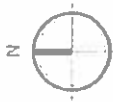
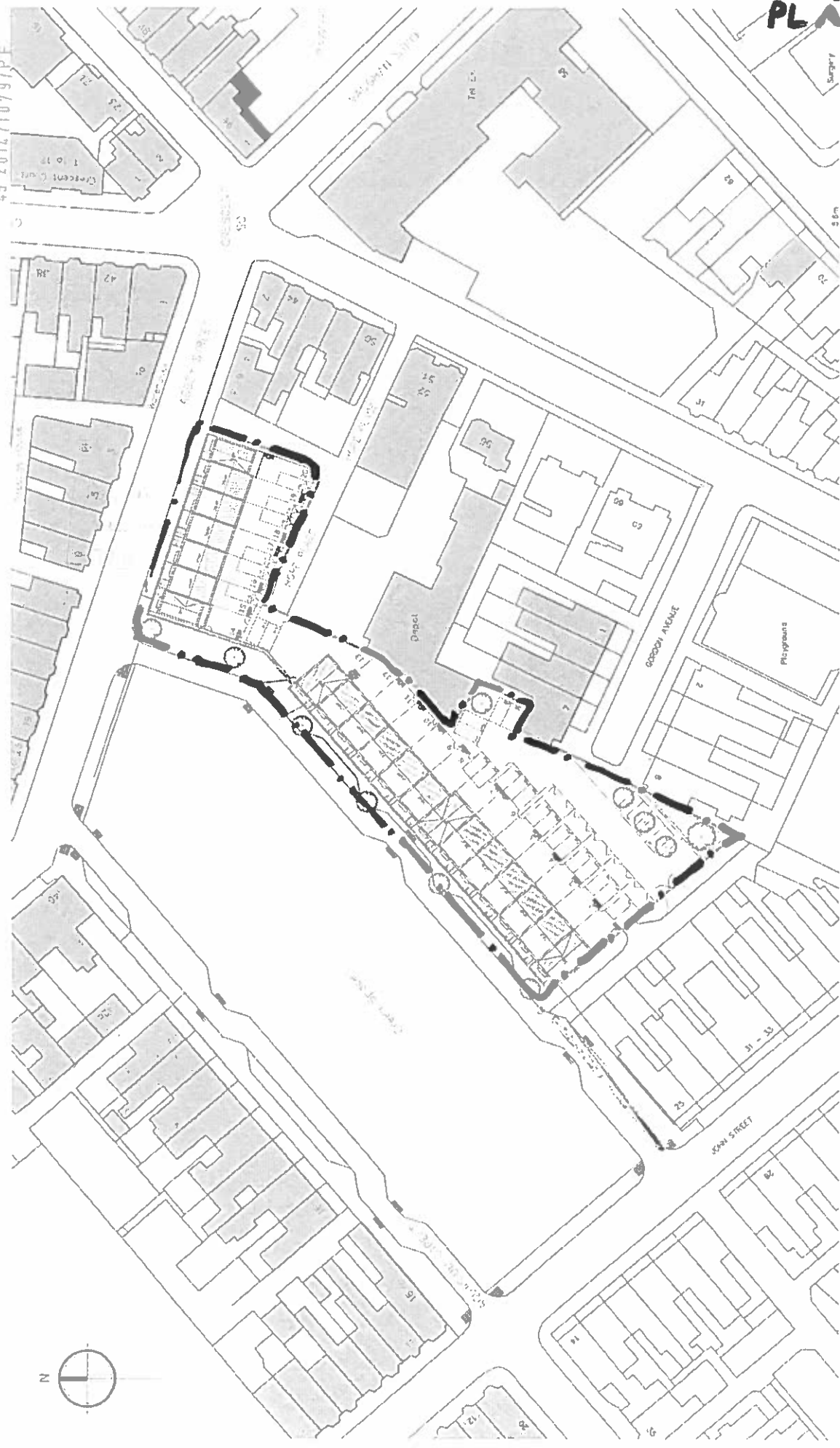
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45 2014/10791/P

LAYOUT PLAN



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Site Boundary

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POWELL DOBSON ARCHITECTS

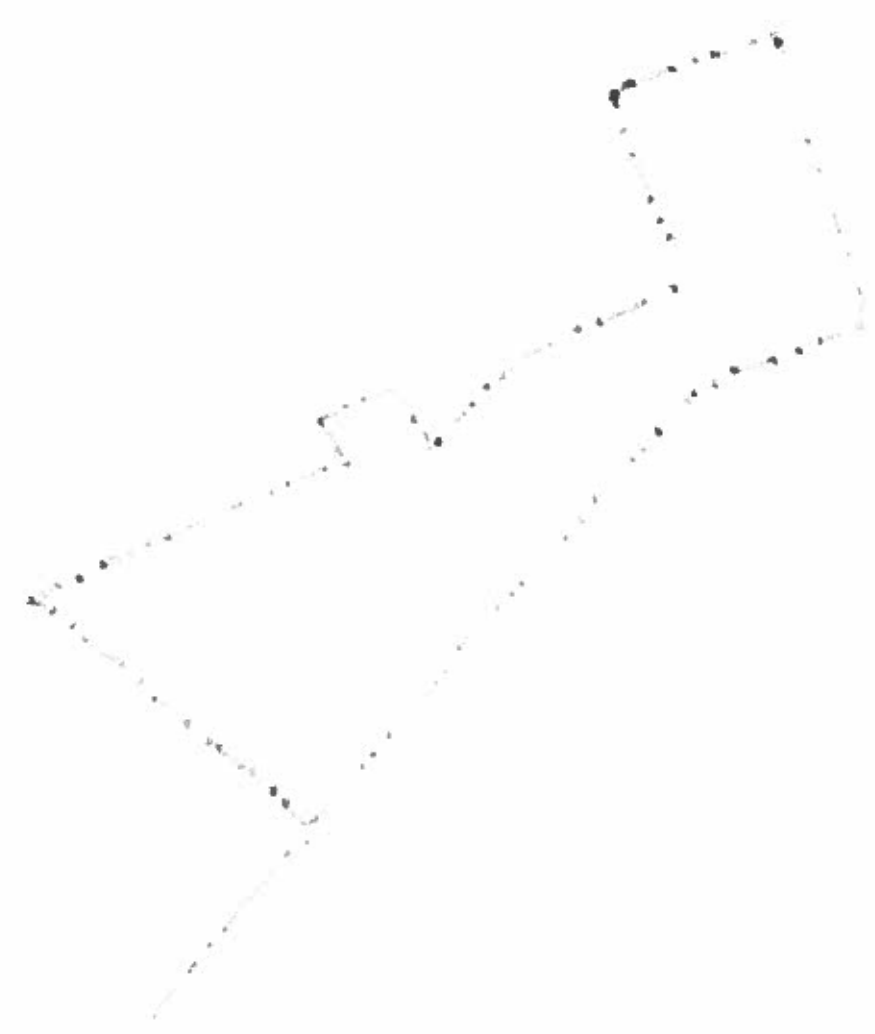
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 ARCHITECTS

Drawing No: G2566(03)113

Contract: Pennar Housing Association
 West Rhyll Regeneration
 Proposed Site Plan

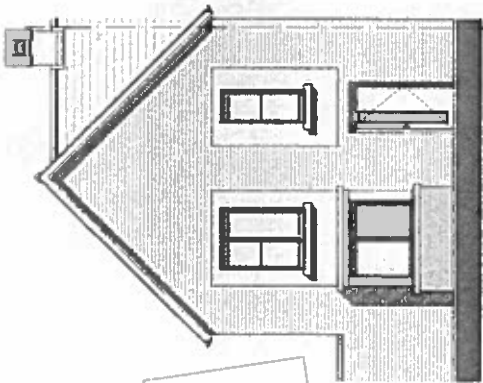
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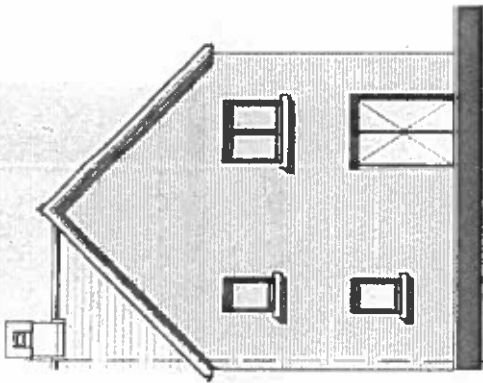


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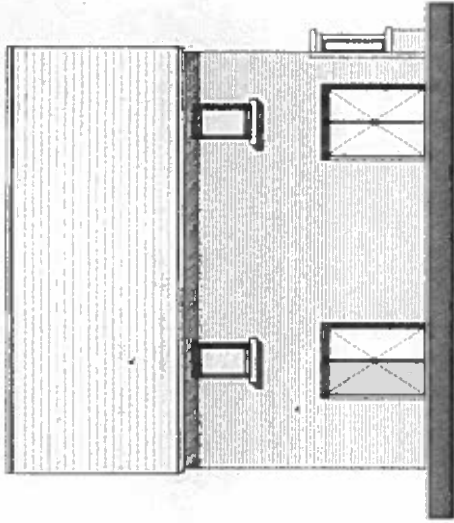
TYPICAL ELEVATIONS - GRONANT STREET (1)



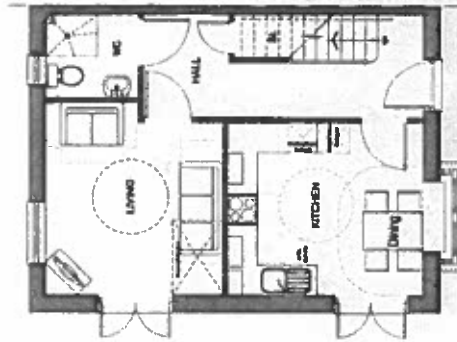
FRONT ELEVATION



REAR ELEVATION



GABLE END ELEVATION



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

Materials Note:

- Grey Roofing Tiles
- Facing Brickwork
- UPVC Windows - Colour Grey
- UPVC Rainwater Pipes & Gutters - Colour Black
- Reconstituted Stone Window Sills
- Reconstituted Stone Door Surrounds



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Company No: 4474
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Date: May 2014
Project: West Rhyl Regeneration
Drawn: ALP
Checked: ALP

Client: Penrth Housing Association
Address: West Rhyl Regeneration
Site: 2B4P_V Gronant Street Plans/ Elevations

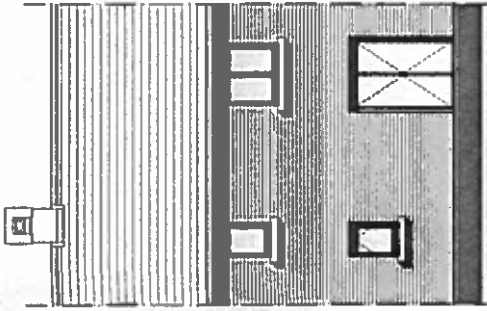
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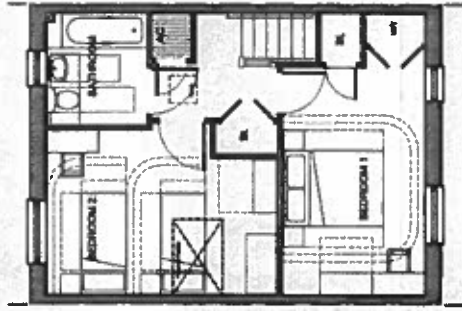
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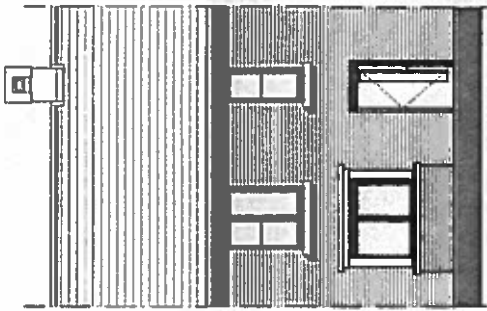
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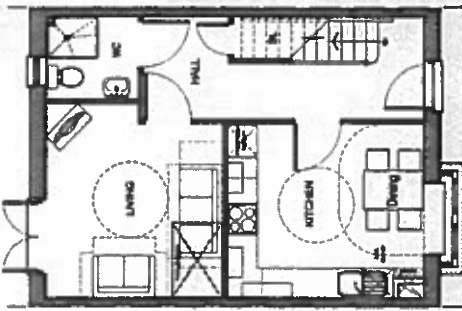
REAR ELEVATION



FIRST FLOOR LAYOUT



FRONT ELEVATION



GROUND FLOOR LAYOUT

Materials Note:

- Grey Roofing Tiles
- Facing Brickwork
- UPVC Windows - Colour Grey
- UPVC Rainwater Pipes & Gutters - Colour Black
- Reconstituted Stone Window Sills
- Reconstituted Stone Door Surrounds



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West Rhyl Regeneration
Title: 284P Gronant Street Plans/ Elevations

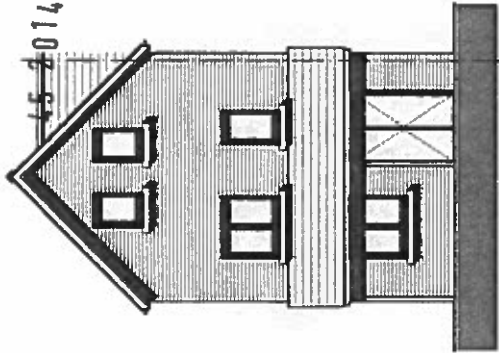
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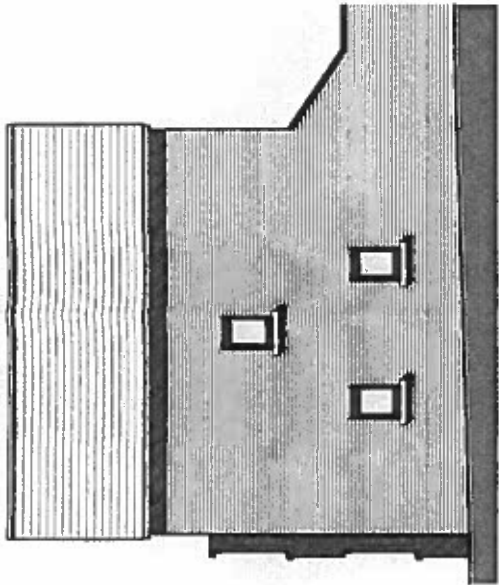
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TYPICAL ELEVATIONS - ABBEY STREET

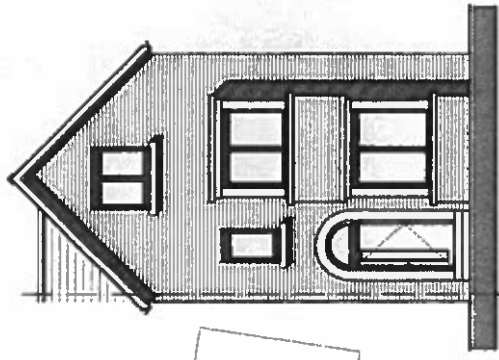
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REAR GABLE ELEVATION

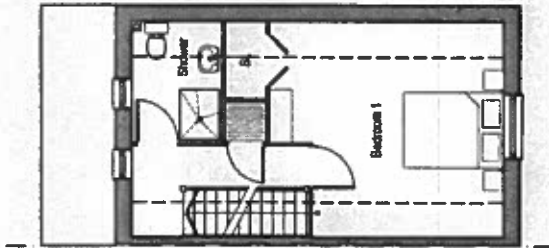


SIDE ELEVATION

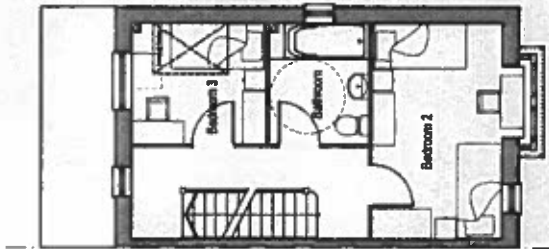


FRONT GABLE ELEVATION

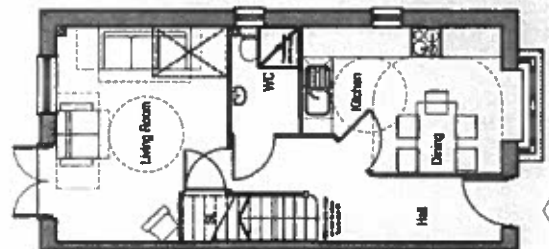
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- Grey Roofing Tiles
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 - UPVC Rainwater Pipes & Gutters - Colour Black
 - Reconstituted Stone Window Sills
 - Reconstituted Stone Door Surrounds



SECOND FLOOR LAYOUT



FIRST FLOOR LAYOUT



GROUND FLOOR LAYOUT

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Company: Penarth Housing Association
 Project: West Rhyl Regeneration
 Title: 3BSP Abbey Street Plans/ Elevations

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Sarah Stubbs

WARD : Rhyl West

WARD MEMBER(S): Cllr Ian Armstrong (c)
Cllr Joan Butterfield (c)

APPLICATION NO: 45/2014/1079/ PF

PROPOSAL: Demolition of No's 10-24 Abbey Street and 3-29 Gronant Street and erection of 11 2-bed houses and 9 3-bed houses with associated gardens, parking and hard landscaping

LOCATION: 10 - 24 Abbey Street and 3 - 29 Gronant Street Rhyl

APPLICANT: Pennaf Housing Group

CONSTRAINTS: None

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

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

- Key housing scheme in West Rhyl Regeneration Area
- Local Objections

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL
"No objection"

NATURAL RESOURCES WALES

Flood Risk

No objection, subject to the inclusion of a condition ensuring the development is undertaken in accordance with the Flood Consequences Assessment and mitigation measures specified within it.

Protected Species

The proposed Reasonable Avoidance Measures proposed within the protected species reports should be strictly adhered to which includes details of the timing of work and removal of the roof.

DWR CYMRU / WELSH WATER

No objection subject to the inclusion of standard notes

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Transport and Infrastructure

Highways Officer

No objection subject to the inclusion of a condition ensuring provision of parking and turning facilities.

Economic and Business Development Manager

Overwhelming support for the proposal. The existing properties are far less suited to modern day living and despite extensive refurbishment, the configuration to suit family accommodation would only ever be a compromise. The new properties will be targeted at the part buy part rent market and by this very nature aimed at first time buyers with limited resources, the cost of heating homes is a very important factor and why new, energy efficient homes built to Code 4 should be supported.

Biodiversity Officer

Awaiting response at time of writing report

RESPONSE TO PUBLICITY:

In objection

Representations received from:

L. Roberts, 7 Gordon Avenue, Rhyl

G.M Griffiths, 43 John Street, Rhyl

N. Macauley, 37 John Street, Rhyl

Resident of 8, Gordon Avenue, Rhyl

Resident of 39, John Street, Rhyl

Summary of planning based representations in objection:

General concerns:

Concerns relating to structural damage to nearby properties; loss of trees; residents of John Street do not wish to have public access to the backs of their properties as it would encourage crime and vandalism.

Amenity Considerations

Concerns over vehicles parking close to adjoining properties which would cause an unacceptable level of noise and disturbance/object to vehicular access from alleyway behind John Street as it would endanger residents who have a right of way on the alleyway/object to gates being installed to rear of 37 John Street as two way traffic would cause noise and nuisance of gates being opened and closed at all hours;

EXPIRY DATE OF APPLICATION: 18/11/2014

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application seeks full planning permission for the demolition of existing dwellings at 10-24 Abbey Street and the erection of 3 – 29 Gronant Street and erect 11no. 2 bed houses and 9no. 3 bed houses with associated amenity space, parking and landscaping.

1.1.2 The application documents include a detailed Design and Access Statement. This sets out how the scheme has developed and explains the details of the proposal.

* Redevelopment of the Abbey Street site by the erection of 7 new dwellings, comprising 5no. 2 bed properties and 2no. 3 bed properties

The new dwellings would comprise a terrace of 7 properties, with each end property comprising a 3 storey 3bed property (floor area 90 square metres) with the 5 dwellings in between comprising 2 storey 2 bed properties (floor area 82 square metres). The properties would be provided with rear gardens and secure off street parking space. The new dwellings would be designed to code for sustainable homes level 3 plus, Lifetime Homes and Design Quality Requirement standards.

* Redevelopment of the Gronant Street site by the erection 13 new dwellings.

comprising 6no. 2 bed properties and 7no. 3 bed properties

The new dwellings would comprise a terrace of 13 properties, comprising 6 no. 2 bed properties (floor area 85 square metres) and 7no. 3 bed properties (95 square metres), all of which would be 2 storey development. The properties would be provided with rear gardens and secure off street parking space. The new dwellings would be designed to code for sustainable homes level 3 plus, Lifetime Homes and Design Quality Requirement standards.

- 1.1.3 In relation to the design and external appearance of the proposed building, the Design and Access Statement explains the following:-
- *The layout reflects the existing streetscape and a strong building line
 - * Sensitivity to the context of the Conservation Area
 - * Creation of family gardens with strong boundary treatment
 - * Safer wider vehicle access to rear
 - * Providing a mix of 2 and 3 bed homes
 - * Contemporary layouts that respond to the pattern of family living
 - * Improved environmental performance to Code for Sustainable Homes level 3+
 - * Improved Flood Defences
 - * Appropriate scale to reflect surrounding context
 - * Gabled end terraces create 'bookends' and reflect local character
 - * 2 storey bays for vertical emphasis and rhythm
- 1.1.4 The Clients Vision for the proposal is to:
- * Create a transformational sense of place with an open space at its core which serves as a valuable community asset.
 - * Develop new housing designed to meet the highest standards of energy efficiency and provide a wider range of housing tenures to ensure a sustainable neighbourhood
 - * Stimulate new employment uses which support the visitor and retail economy and provide local jobs
 - *Deliver an improved public realm which provides a safer, more accessible environment
 - * Provide homes for Rhyl/Denbighshire residents
 - * Build homes that are a 'pull' factor to the area
 - * Appeal to economically active families
 - * Keep homes affordable
- 1.1.5 The viability of regenerating the existing properties has been thoroughly explored with serious consideration given to the choice between refurbishment or new build. The applicant considered the 'pros' and 'cons' with the following 'cons' to the refurbishment option identified:
- * Limited mix of dwelling types
 - * Existing building layout less practical
 - * Economical viability questionable
 - * Unable to fully comply with SPG 27
 - * Dwelling layout compromised by existing internal layout

Members are referred to the plans at front of the report which show the basic details.

1.2 Description of site and surroundings

- 1.2.1 The application site comprises areas of existing residential development on Abbey Street and Gronant Street within West Rhyl. A number of properties on Gronant Street have already been demolished and proposals to develop a green space are under way.
- 1.2.2 The Abbey Street site currently comprises 3 storey terraces, 2 and a half storey town houses and a cleared area of land formerly occupied by a retail unit. Many of these properties have outriggers or outbuildings to the rear with very little amenity space.

Parking is available on street. Most properties have been vacated.

1.2.3 The Gronant Street site comprises a terrace of 2 storey dwellings which overlook the green space currently being created. Many of the properties have large rear outriggers with limited amenity space. Parking is available on street. Most properties have been vacated.

1.2.4 The site is located within a predominantly residential area with few functioning commercial units remaining.

1.3 Relevant planning constraints/considerations

1.3.1 The application site is located within the development boundary of Rhyl.

1.3.2 The Abbey Street site is located opposite but outside the Rhyl Central Conservation Area boundary.

1.3.3 The site is located within a C1 flood zone as shown in the development advice maps that accompany TAN 15: Development and Flood Risk.

1.4 Relevant planning history

1.4.1 None relevant to this proposal

1.5 Developments/changes since the original submission

1.5.1 None

1.6 Other relevant background information

1.6.1 None

2. DETAILS OF PLANNING HISTORY:

2.1 None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Policy RD1 – Sustainable development and good standard design

Policy PSE1 – North Wales Coast Strategic Regeneration Area

Policy ASA3 – Parking standards

3.1 Supplementary Planning Guidance:

SPG Landscaping New Developments

SPG Parking

SPG West Rhyl Regeneration Area

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Notes

TAN 12: Design

TAN 15: Development and Flood Risk

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 are considered to be:

- 4.1.1 Principle
- 4.1.1 Visual amenity
- 4.1.2 Residential amenity
- 4.1.3 Highways (including access and parking)
- 4.1.4 Flood Risk
- 4.1.5 Nature Conservation
- 4.1.6 Fear of Crime

4.2 In relation to the main planning considerations:

4.2.1 Principle

Within development boundaries, new development will, in principle be supported provided that it meets with the criteria of other policies in the Local Development Plan and material planning considerations. This assists in working towards a sustainable pattern of development by directing most development to existing settlements thereby making the most effective use of existing infrastructure, facilities and services by reducing the need to travel.

Policy PSE 1 in the Local Development Plan relates to the North Wales Coast Strategic Regeneration Area and supports proposals which retain and develop a mix of employment generating uses in town centres; or provide new family residential accommodation; or enable the retention, enhancement and development of tourism related facilities; or address existing problems of deprivation in a manner which is consistent with the principles of sustainable development.

Further guidance is available within the West Rhyl Regeneration SPG. In terms of the regeneration context, Denbighshire and its delivery partners are focused on a comprehensive plan for West Rhyl based on the area's strategic needs. Key seafront development sites offer an opportunity for private sector investment and a funded programme of public sector investment has been put in to place to tackle the key housing and green space needs. The area has the potential to create a step change in its economic performance and long term sustainability and the SPG provides key land use and design principles to guide this investment. The SPG identifies a 'Vision' for West Rhyl, which is to "*Create a transformational sense of place with an open space at its core which serves as a valuable community asset. Develop new housing designed to meet the highest standards of energy efficiency and provide a wider range of housing tenures to ensure a sustainable neighbourhood. Stimulate new employment uses which support the visitor and retail economy and provide local jobs. Deliver an improved public realm which provides a safer, more accessible environment*".

The SPG sets out a number of objectives which are aimed at delivering this 'Vision' which are as follows:

1. *Create a transformational sense of place through the development of new community green space which enhances the image of the area*
2. *Generate new employment uses to support the retail strength of the town centre, attract visitors and enhance existing tourism uses*
3. *Encourage a more balanced range of housing tenures including new homes for families to retain existing residents and attract new residents to the area*
4. *Reduce Multiple Occupancy Housing through conversion and new development which provides a more balanced range of tenures and better space standards*

- 5. Retain the use of listed buildings and respect and enhance the conservation character of the area through sensitive design of new development*
- 6. Ensure a pedestrian and cycle friendly area with well managed parking and an enhanced public realm environment*
- 7. Promote sustainable development through the use of energy efficient design and use of renewable energy sources*

An illustrative development framework within the SPG identifies key land uses for the West Rhyl area and the application site area is shown to be existing buildings to be 'modified internally and/or externally' with the development principles to convert and refurbish the properties to improve internal space standards, externally remodel the properties to introduce off street parking and gardens and provide waste storage within the curtilage and also introduce energy efficiency measures and renewable energy technology.

In relation to the above policies and guidance, the redevelopment proposals do not specifically 'fit' the illustrative development framework set out in the SPG as these areas of housing were identified as dwellings to be refurbished. However, it is recognised that the applicant has fully explored the refurbishment option and in addition to the economic viability of the refurbishment option being questionable, it would also result in a limited mix of dwelling types with practical difficulties on site in achieving modern, energy efficient and high quality family accommodation. Significantly, the SPG does recognise that not all proposals within the development framework will be achieved but states that applicants will need to have regard to the SPG and demonstrate how a proposal will contribute to the regeneration objectives of West Rhyl. It is considered that the applicant has addressed this and demonstrated the proposal would contribute to the regeneration objectives of West Rhyl and in principle the application is considered acceptable.

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.

No objections have been raised in relation to the visual impacts of the proposal. Local residents have concerns relating to the loss of some trees to rear of Gordon Avenue and John Street.

The Gronant Street part of the proposal is sited opposite the green space currently being created and the new development would overlook this area. The dwellings on Abbey Street are located opposite traditional properties located within a Conservation Area. There are a mix of dwelling designs and use of materials within the area and therefore having regards to the streetscape, height, design and detailing of nearby and adjoining buildings along with the overall context of the site, the proposed development is considered acceptable in visual amenity terms.

Overall, it is considered that the proposal would make a positive contribution to this part of Rhyl. The development would provide a sensitive, high quality, energy efficient housing development. It would not have a negative visual impact on the area. It is therefore considered acceptable in relation to the policies and guidance in relation to visual impact.

In respecting concerns relating to the loss of some trees, the proposal is to undertake new landscaping appropriate for the area. Landscaping information is relatively limited

and therefore it is considered that a condition would need to be imposed requiring submission of full details in due course.

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.

Local residents have raised concerns in relation to the siting of car parking and gates to the rear of John Street and the opening up the alleyway to facilitate access to the parking and rear of the properties fronting Gronant Street, as they consider it would result in noise and disturbance. Residents on Gordon Avenue have also raised issues relating to the structural stability of a boundary wall and a garage.

The footprint of the proposed dwellings is almost identical to the siting of the existing dwellings, however the overall density of residential units would be reduced. The scale and height of the proposed dwellings is no greater than existing development. It is not considered that the proposal would have an overbearing impact on nearby occupiers or would adversely impact on the privacy of nearby occupiers. In terms of the concerns raised by residents regarding the use of the alleyway and the proximity of the car parking area, the closest car parking space is 15m from the rear of existing dwellings. The comings and goings associated with the proposed dwellings would be limited for 13 dwellings and it is not considered that the proposal would have a significant adverse impact on the residential amenity of occupiers of the properties on John Street.

In respect of the structural concerns raised, the applicant has discussed the matters directly with the resident concerned with input from a Structural Engineer. There are some boundary treatments which need careful consideration, a major issue identified is that a garage has been built on insufficient foundations and there is a drainage outlet pipe going in to a drain within the boundary of the application site. There will be a requirement to involve a party wall surveyor and this will be a private matter between the applicant and resident on Gordon Avenue.

In terms of the level of amenity afforded to occupiers of the proposed dwellings, the size of the units exceeds the minimum floor space standards in the Council's SPG. Each property is afforded a private rear amenity area and off street parking facilities. It is considered that a sufficient level of amenity would be afforded to occupiers of the proposed dwellings.

In respecting concerns, is not considered that the proposal would adversely impact upon the residential amenities of nearby residents, and would provide an acceptable standard of amenity for occupiers of the proposed dwellings.

4.2.4 Highways (including access and parking)

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

The proposal is to access the properties as existing, off Gronant Street and Abbey

Street. There are concerns from residents over potential dangers from the vehicular access to an alleyway behind John Street.

Highway Officers have assessed the proposed development as acceptable. The proposal is to provide off street parking to the rear of all new properties which is a considerable improvement to the current situation as none of the dwellings have any off street parking facilities and rely on spaces on street. With regards to the use of the alleyway to the rear of John Street, Officers are not of the view that there would be any significant concerns arising from the proposal given the scale of development proposed.

4.2.5 Flood Risk

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.

Natural Resources Wales (NRW) have raised no objection to the redevelopment proposals. As identified within the submitted Flood Consequences Assessment and the recently updated Strategic Flood Consequences Assessment undertaken by the Council, it is apparent that the wider West Rhyl Strategic Regeneration Area is at considerable flood risk, and the risks are likely to increase over the next 100 years with climate change. Although full compliance with TAN 15 is unlikely to be achieved for the redevelopment, it is recognised that the proposals form part of a significant Local Authority regeneration initiative for West Rhyl. It is also recognised that the redevelopment proposals will result in some flood risk betterment compared to the existing situation and that this is one of the aims of the regeneration initiative. The main flood risk improvements include a reduction in number and density of properties, incorporation of flood proofing measures and the development of individual flood plans for inhabitants of the properties, and therefore no objections have been raised to the proposal subject to the inclusion of a condition ensuring the development is undertaken in accordance with the Flood Consequences Assessment and mitigation measures specified within it.

On the basis of NRW's comments, it is considered that the proposal would result in a flood risk betterment compared to the existing situation in this part of Rhyl and therefore it is suggested that there are no strong flood risk grounds to refuse planning permission.

4.2.6 Nature Conservation

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.

Ecological surveys of the site have been undertaken which confirm the buildings showed no signs of past or present roosting bats, but they do identify that the buildings offer moderate potential for roosting bats. NRW have not raised any objections to the proposal subject to the proposed Reasonable Avoidance Measures recommended within the protected species reports being strictly adhered to, which includes details of the timing of work and removal of the roof.

In Officers' opinion, the consultation responses suggest there are no ecology concerns in relation to the development of the application site.

4.2.7 Fear of Crime

Local Development Plan Policy RD 1 test (xii) requires account to be taken of personal and community safety and security in the design and layout of development and public and private spaces, and to have regard to implications for crime and disorder. This reflects general advice in Planning Policy Wales (Section 3.1), the Crime and Disorder Act 1998 and subsequent good practice guide that the effects of a development on crime is a potential material consideration a planning authority should consider when exercising its functions.

To the rear of existing properties on John Street, it is proposed to form an access to a private parking area for the proposed dwellings on Gronant Street. It is proposed that the car park is gated with access only by occupiers of the proposed new dwellings.

Within the Design and Access Statement it is stated that consultation will take place with North Wales Police Crime Prevention Design Advisor for the West Rhyl area and that comments from the advisor will be incorporated into the design. The following key principles have already been considered: designing the buildings to achieve a sense of place, public and private routes are well defined with spaces and entrances that provide convenient movement, gates will be installed to the vehicle entries off rear lanes and parking courts, external rear gardens are well overlooked, public pedestrian routes are clear, legible, overlooked and well lit, front and rear boundaries have been designed in accordance with the advice from the Crime Prevention Design Advisor, all pathways are to be lit to the minimum standards set out by Secure by Design and physical security measures such as entrance doors, opening windows and locking systems will be carefully considered and incorporated into the scheme.

In relation to the comments received from residents on John Street with regards the proposal to form an access a private car parking area for the new dwellings proposed on Gronant Street, having regard to the above information, to the fact that Crime Prevention considerations have already been taken into account and that further consultation with the North Wales Police Crime Prevention Design Advisor for the West Rhyl area will be undertaken, it is not considered that the proposal would lead to unacceptable risks for crime and vandalism.

4 SUMMARY AND CONCLUSIONS:

- 4.2 The principle and detailing of development is considered acceptable, with limited adverse impact anticipated on visual and residential amenity. It is not considered that there are any highway safety or parking concerns. In flood risk terms, there is betterment from the inclusion of modern flood proofing measures and related mitigation in the event of problems.

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.
2. **PRE-COMMENCEMENT CONDITION**
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.
3. The development shall be carried out in accordance with the approved Flood Consequences Assessment (ExCAL Limited, 217-02-02-R2, September 2014) and the following mitigation measures detailed within the report:

* Flood proofing measures incorporated into all properties as detailed in Section 5 and

as recommended in the RIBA publication "Improving the Flood Performance of New Buildings, Flood Resilient Construction" (May 2007)

* No sleeping accommodation is to be provided on the ground floor level of the properties

* Individual flood plan shall be prepared for, and provided to, the owners/tenants of the properties and appropriate training provided to ensure effective implementation of the plan.

The mitigation measures shall be fully implemented prior to the occupation of any dwellings and subsequently maintained in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

4. The development shall be carried out in accordance with the mitigation measures set out within the Protected Species Surveys undertaken dated 2nd September, 2014 and 10/26th September, 2014 by Stephen Cutmore.
5. PRE-COMMENCEMENT CONDITION
Construction of the new dwellings hereby permitted shall not be permitted to commence on site until a detailed site investigation to establish the ground conditions has been submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.
6. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan, and which shall be completed prior to the proposed development being brought into use.
7. PRE-COMMENCEMENT CONDITION
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.
8. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion 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.
9. Prior to the commencement of any site works in proximity to 7 Gordon Avenue, further details in relation to the existing boundary wall and proposed boundary treatments along the boundary of the application site with this property shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with such approved details.

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. To reduce the risk of flooding to the properties and future inhabitants.
4. In the interest of nature conservation.
5. In the interests of land stability and safety

6. To provide for the parking 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.
7. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
8. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
9. In the interests of residential and visual amenity

NOTES TO APPLICANT:

Note from Natural Resources Wales

In relation to flood proofing, the Flood Consequences Assessment makes a commitment to install flood proofing measures within the development to improve the resiliency of the re-placement dwellings to flooding. Although this is generally to be welcomed, given the potential depths of flooding during extreme flood events, their benefits could be limited. We would also recommend that you consult other professional bodies in relation to measures that may be required to address potential structural damage to the dwellings caused by flood water. It would therefore be advisable for the dwellings to be appropriately designed to withstand and be resilient to hydrostatic pressures resulting from a breach/overtopping of the tidal flood defences.

Highway Note

Please be advised that a Stopping Up Order under Section 116 of the Highways Act 1980 will be required for land fronting properties on Abbey Street and Gronant Street and there may also be a requirement for a Section 38 Agreement under Highways Act 1980 for Hope Place. It is advisable to contact the Highway Authority to discuss further at any early stage.

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).