

Heading:

REFERENCE NO. 45/2014/1132/PF

11-33 ABBEY STREET

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

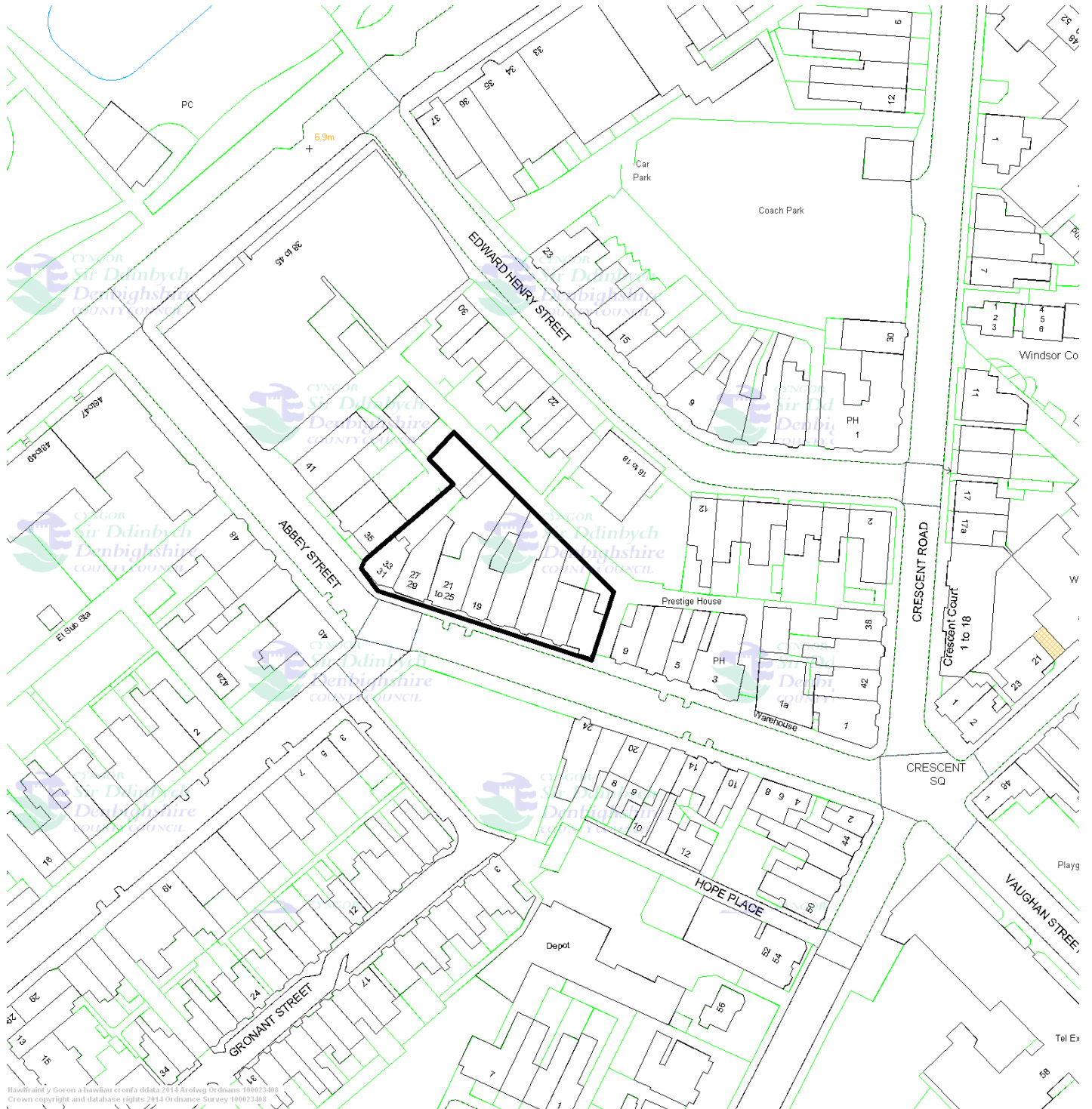


Date 26/11/2014

Scale 1/1250

Centre = 300474 E 381326 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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● SITE
● APPLICATION
● BOUNDARY

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT APPLICATION	15/05/14	AG
2	REVISIONS		
3			
4			
5			

LAYOUT

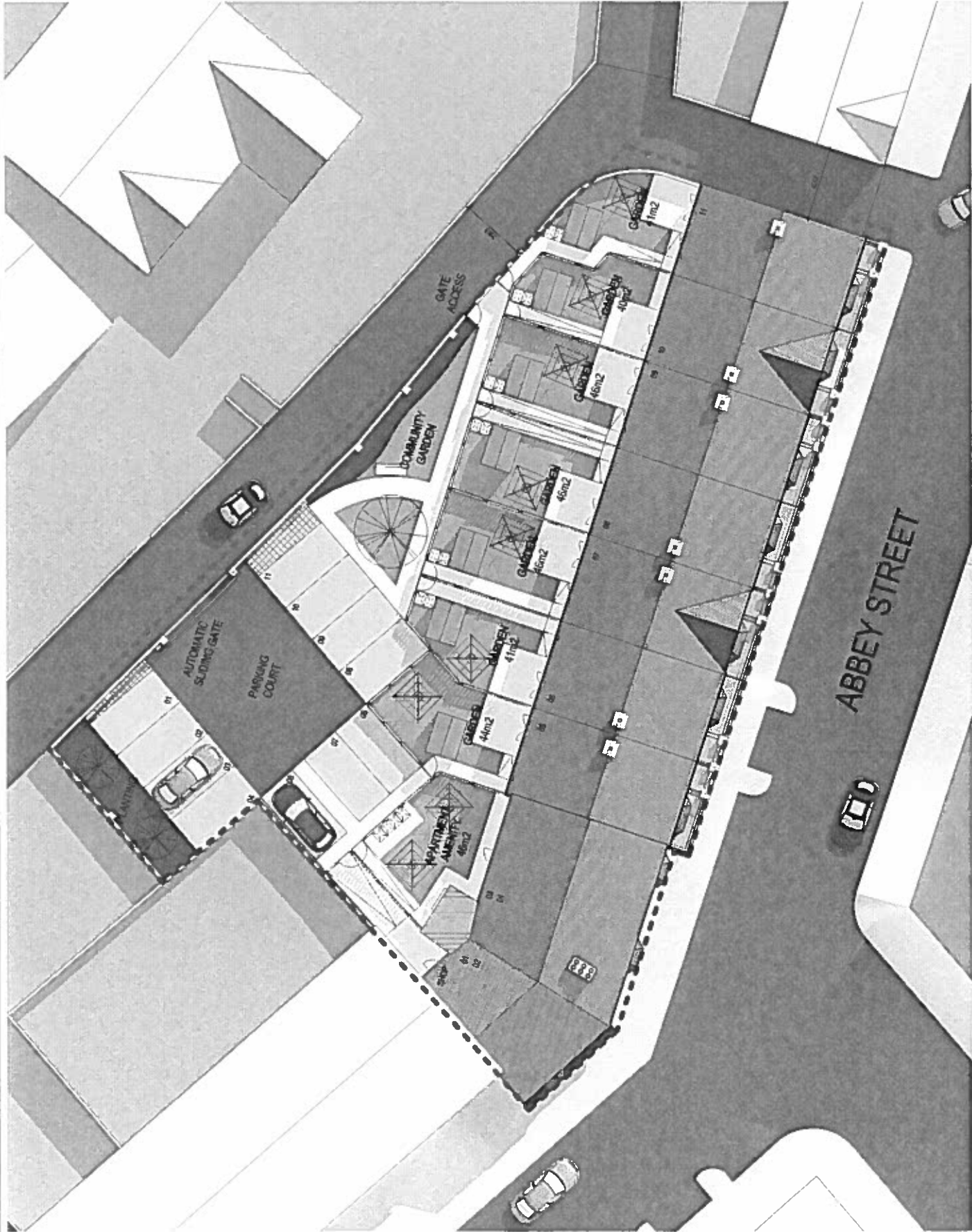
45/2014/11

Abbey Street, Rhyl
for North Wales
Association

PROPOSED SITE PLAN

CE27.1108

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STREET SCENE

Number: C827.151 A3

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REV	DESCRIPTION	DATE	BY

Site: Abbey Street, Rhyd
for North Wales
Housing Association

Drawn: STREET VIEWS

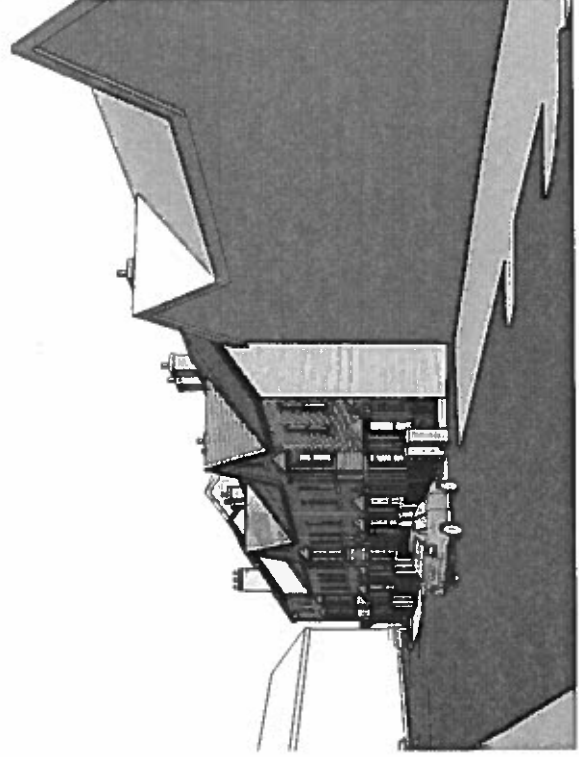
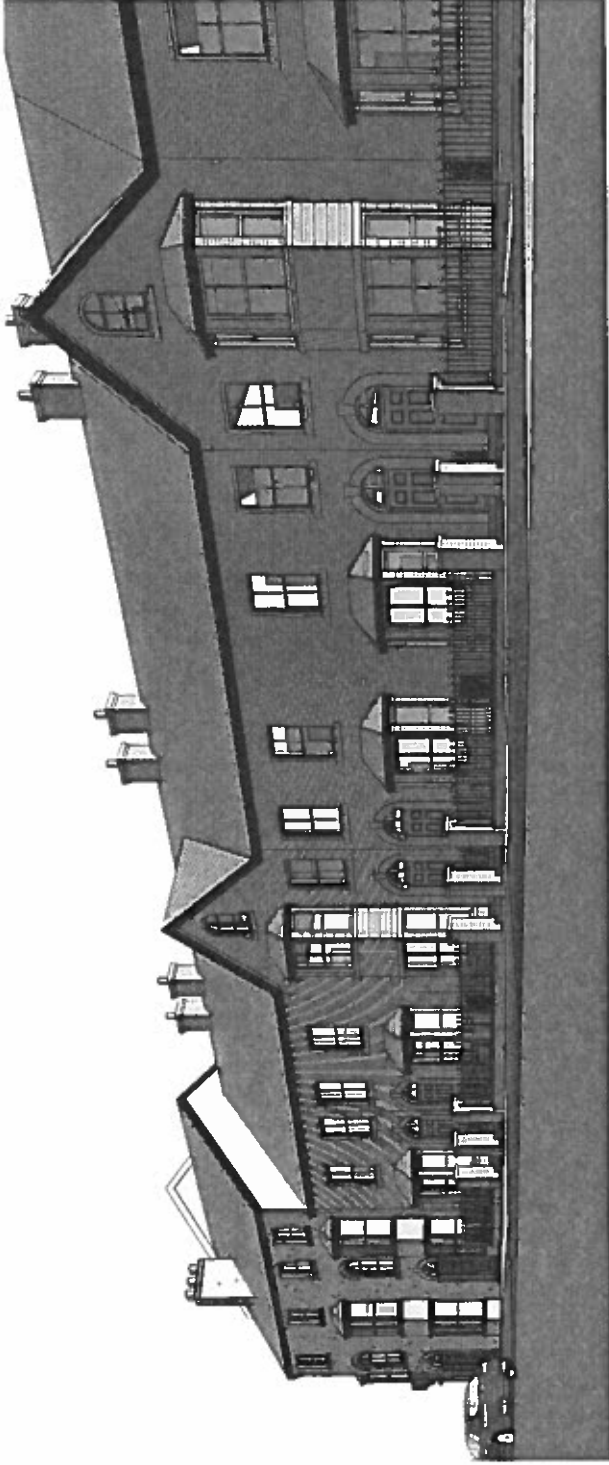
Number: C827.151

Scale: 03/10/14 DP

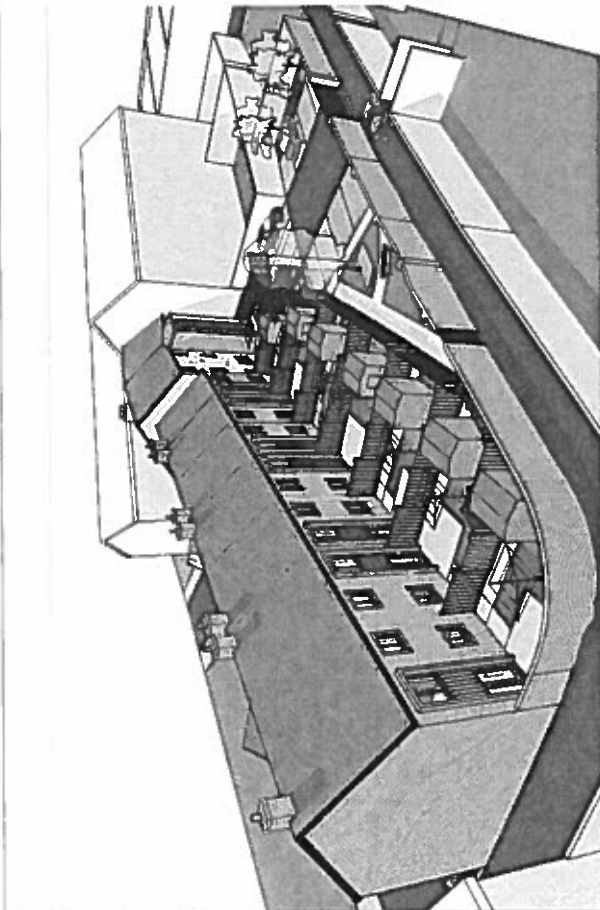
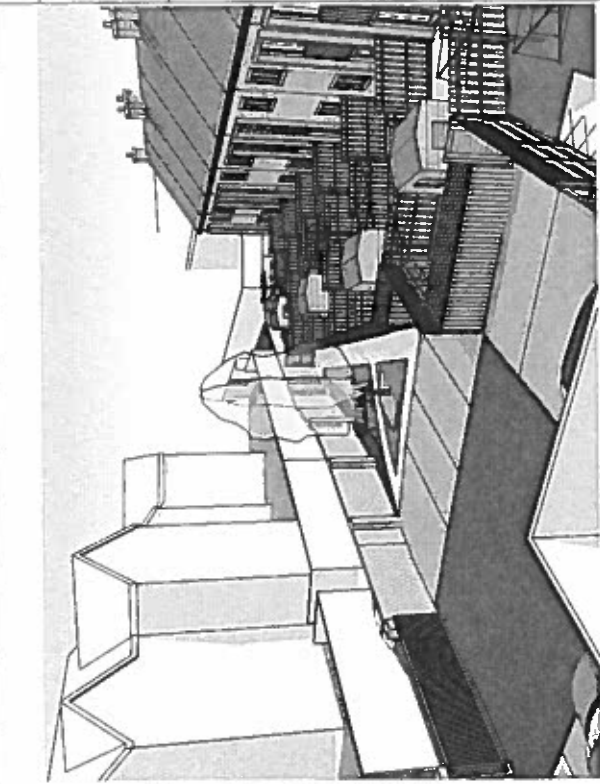


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Abbey Street, Rhyl
for North Wales
Housing Association

3D VIEWS

C827.150B

Date: 03/10/14

Drawn: DP

Scale:



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18/11/2014 14:25:54
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3D VIEWS

45/2014/1

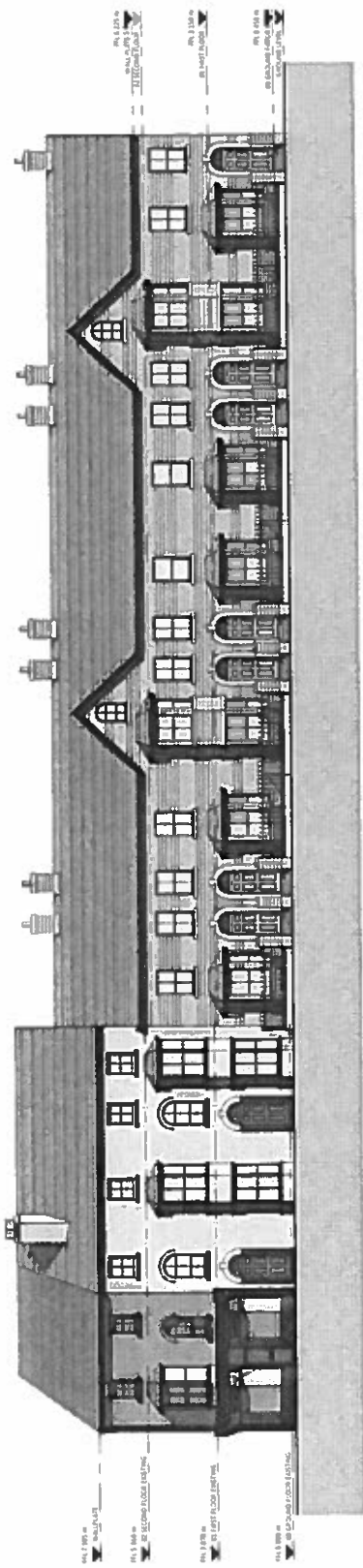
32

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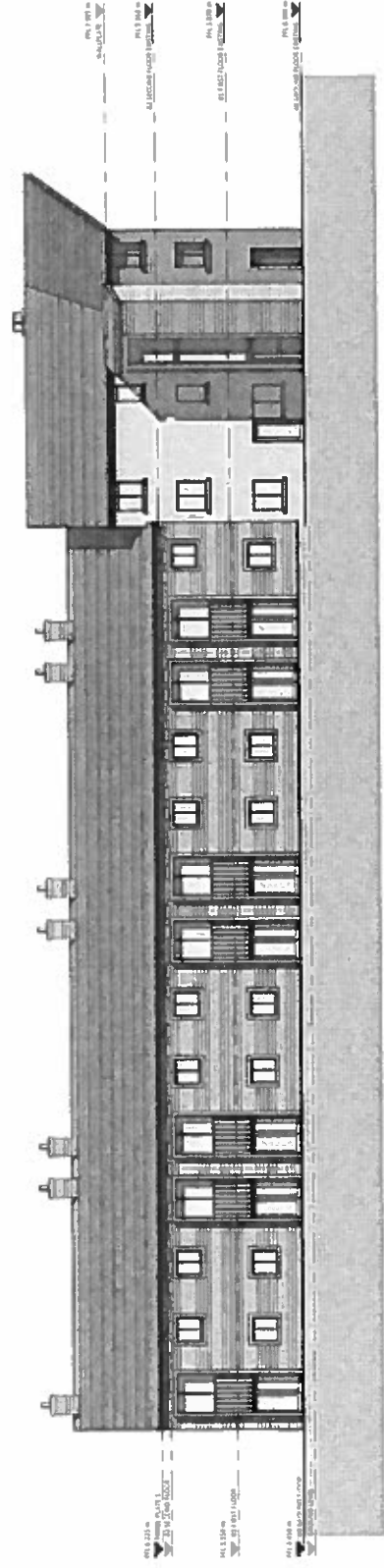
ELEVATIONS

45/2014/1132
 PROPOSED ELEVATIONS
 for Home Project No. 45/2014/1132
 CB27.128

Ainslie Common
 ARCHITECTS URBAN DESIGN



PROPOSED STREET ELEVATION
 1 : 100



PROPOSED REAR ELEVATION
 1 : 100

FLOOR PLANS
451704/1132

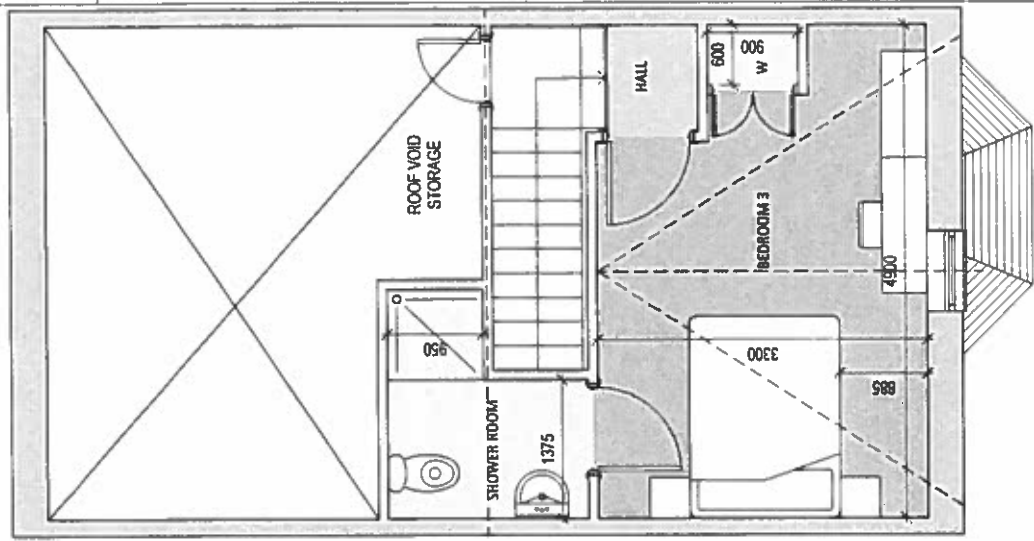
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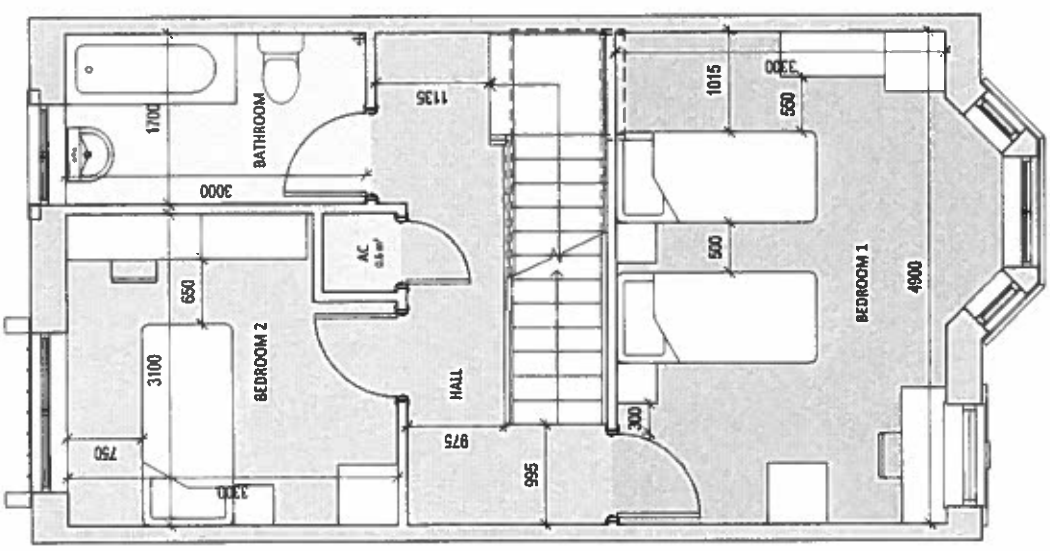
REV	DESCRIPTION	DATE

Abb ABBEY STREET, RHYL
for NORTH WALES
HOUSING
ASSOCIATION
HOUSE TYPE 2 PLANS -
5P3B

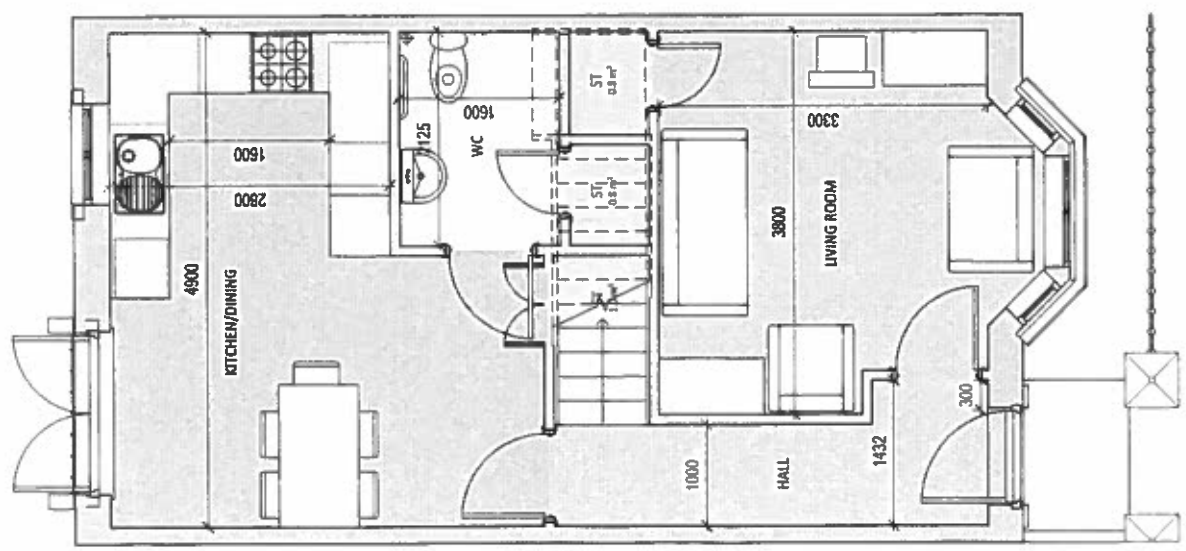
Project: C827.120
Scale: 1:50
Date: 22/09/14
Drawn: SV
Checked: DP
Ainsley Goldman
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15 GARDEN ROAD, RHYL, NORTH WALES, CH4 9JF
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SECOND FLOOR PLAN
1:50



FIRST FLOOR PLAN
1:50



GROUND FLOOR PLAN
1:50

Number: **C827.115** A3

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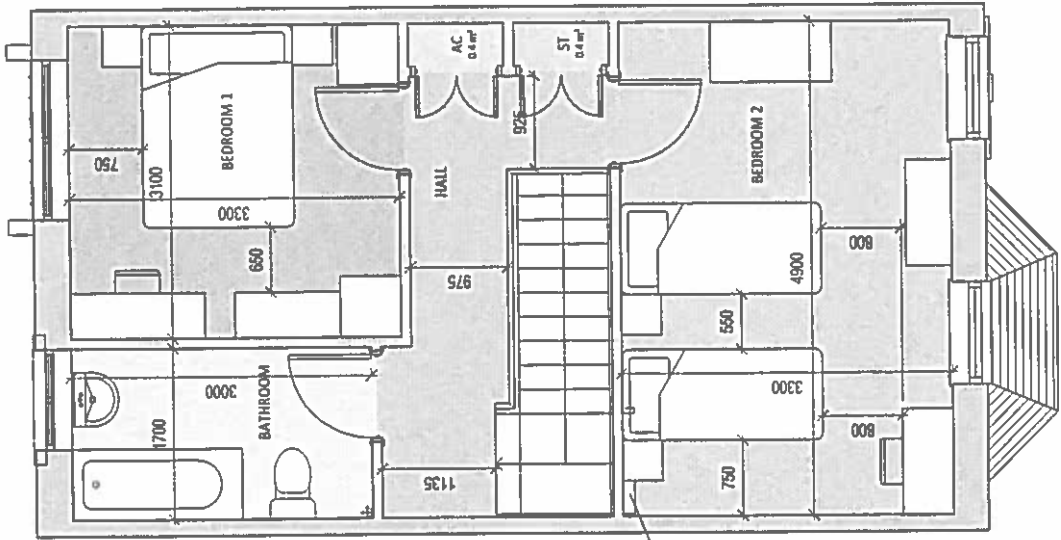
Project: **ABBAY STREET, RHYLL
 for NORTH WALES
 HOUSING
 ASSOCIATION**
 Description: **HOUSE TYPE 1 PLANS -
 4P2B**

Number: **C827.115**

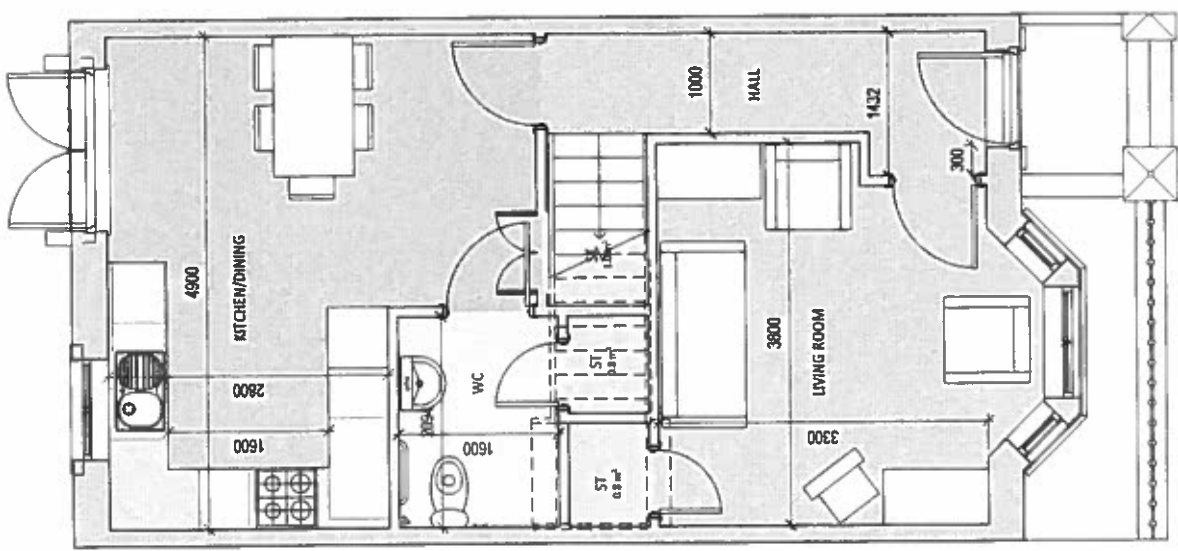
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FLOOR PLANS
45/2004/1132



FIRST FLOOR PLAN
 1:50



GROUND FLOOR PLAN
 1:50

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HOUSE TYPE LEGEND

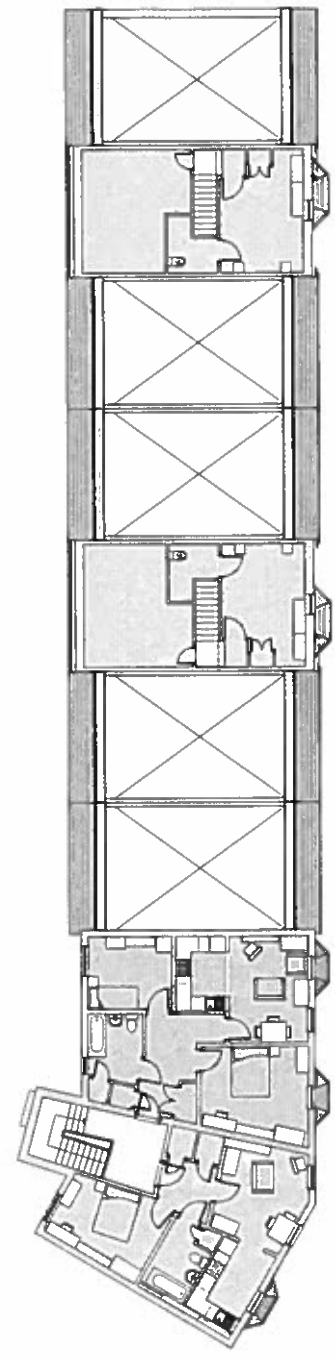
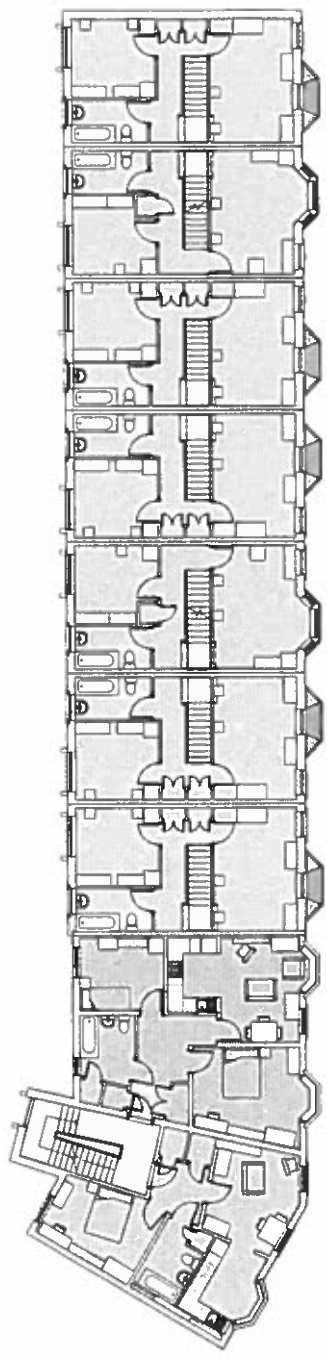
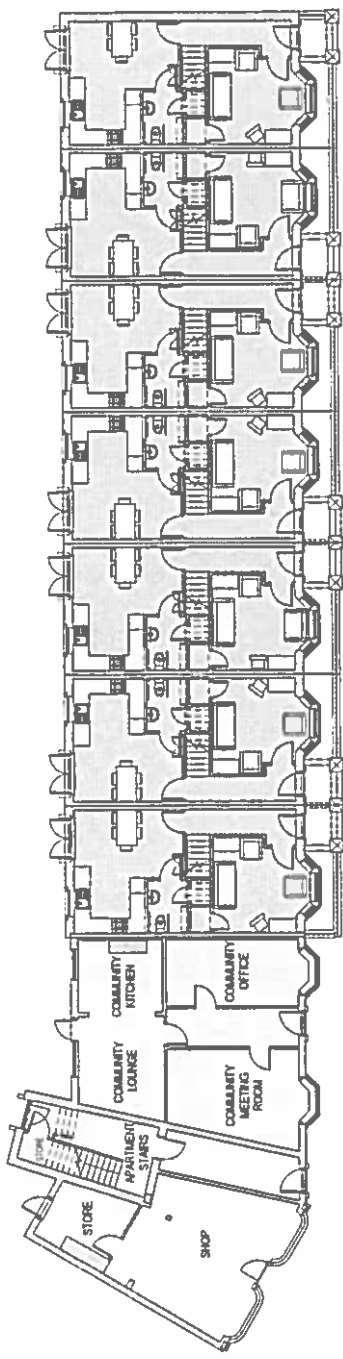
- 2/3 APARTMENT
- 3/3 APARTMENT
- 4/3 HOUSE
- 5/3 HOUSE
- SHOP-COMMUNITY

FLOOR PLANS
 45/2014/1132

Abbey Street, Bhd
 for North Wales Housing

PROPOSED FOR PLAN
 CB27.111

Ainsley Ainsley
 architects



WARD : Rhyl West

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

APPLICATION NO: 45/2014/1132/ PF

PROPOSAL: Demolition of no's 11-25 Abbey Street and erection of 7 no. dwellings with associated gardens, parking and landscaping; and refurbishment of 4 flats and 2 ground floor shop units at 27-33 Abbey Street

LOCATION: 11 - 33 Abbey Street Rhyl

APPLICANT: North Wales Housing

CONSTRAINTS: Article 4 Direction

PUBLICITY UNDERTAKEN: Site Notice – Yes
Press Notice – No
Neighbour letters - Yes

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

- Key housing scheme in West Rhyl Regeneration Area

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

WALES AND WEST UTILITIES

No objection

CLWYD POWYS ARCHAROLOGICAL TRUST

No objection, however the proposals will effect a terrace of original seaside town houses constructed between 1877 and 1899 which are of local architectural interest and therefore a photographic survey prior to any demolition being undertaken is requested.

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.

Housing Services

Strongly support the regeneration of the street and the provision of good quality affordable energy efficient homes.

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

No objection subject to recommendations within the protected species reports adhered and details should be submitted for approval of the type and number of bat boxes or other roosting opportunities.

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 30/11/2014

REASON FOR DELAY IN DECISION:

- Awaiting referral to Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application seeks full planning permission for the demolition of no's 11-25 Abbey Street and redevelopment by the erection of 7 no. dwellings with associated gardens, parking and landscaping. The proposal also includes the refurbishment of 4 flats and 2 ground floor shop units at 27-33 Abbey Street

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.

* Demolition of 11 -25 Abbey Street site and redevelopment by erection of 7 new dwellings, with associated gardens, parking and landscaping.

The new dwellings would comprise a terrace of 7x 2 to 2.5 storey properties, comprising 2 and 3 bed dwellings. 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 and meet Design Quality Requirement standards.

* Refurbishment of the existing properties at 27 – 33 Abbey Street to provide 4 self contained flats with 2 ground floor shop units.

The existing 3 storey buildings to be retained would be refurbished with the front elevations restored. The building to be retained would provide retail/community meeting rooms at ground floor level with 4 self contained apartments above.

1.1.3 The Design and Access Statement explains the following in relation to the design concept and principles:-

*The design proposals have been developed holistically to provide a diverse mix and range of dwelling types to meet the stated housing needs.

* 11 units in total are to be provided with a mix of apartments and houses with the

rear of the site accommodating private car parking and landscaped amenity space.

- * The ground floor level will be raised, increasing the height of the elevation to maintain the grandeur of the street frontage.

- * Aims to improve the relationship of the site with the historic context whilst maintaining an overall feeling of openness, improving the public realm experience whilst meeting the identified need for affordable housing in Rhyl.

- * The street elevation of the dwellings reflects the historical characteristics of Rhyl's architecture which runs strong throughout West Rhyl.

- * Plots 27 – 33 will be retained and refurbished with the front elevations restored to how they would have looked during the early 1900's.

- * The new dwellings have been sympathetically designed and detailed to complement the existing character of the area with the main roof being a conventional design taking its lead and simple form from adjacent terraces and local key buildings.

- * Design influences throughout the proposed scheme have been taken from the surrounding context which are particularly strong in West Rhyl, with form, materials, vernacular detail and boundary treatments all sympathetically designed to ensure the new development enhances the local Rhyl character.

1.1.4 The Clients Brief for the proposal is to:

- * Create a sustainable solution to meet the local housing need that is of high quality and meets the Welsh Governments Design Quality Requirement Standards and Code 3 plus.

- * Affordable houses which are flexible and suitable for local families

- * Stimulate new employment uses which support the visitor and retail economy and provide local jobs

- * Dwellings must be of appropriate sizes and economic to build.

- * Homes should be energy efficient to help alleviate fuel poverty.

- * 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 has considered the conditions of the site and recognises the following factors to be key in the consideration between refurbishment and new build:

- * Unconventional outriggers have been built to the rear of the properties, with a maze of unsafe walkways giving residents unsafe access to apartments at upper levels.

- * Vehicle access to the rear is via a narrow road between No 9 and 11 and there is currently no parking provision to the rear.

- * A number of interior and exterior modifications are made to the properties

- * A number of bay windows and windows/door details have been removed and replaced with uPVC shop frontages and windows which do not match the style of alignment resulting in a loss of the former character

- * Dwellings converted to Houses in Multiple Occupation (HMO's) resulting in cramped high density housing

- * Many upper floors are not level with large cracks in walls and ceilings

- * Currently there is no amenity space available

- * Dwelling layout is compromised by existing internal layout

Members are referred to the plans at front of the report which show the basic details along with street scene details.

1.2 Description of site and surroundings

1.2.1 The application site comprises areas of existing residential development on Abbey Street within West Rhyl. A number of properties nearby 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 terraced properties. 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 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 site is located close to 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 BSC 11 Recreation and Open Space
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
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Highways (including access and parking)
- 4.1.5 Flood Risk
- 4.1.6 Nature Conservation
- 4.1.7 Fear of Crime

4.2 In relation to the main planning considerations:

4.2.1 Principle

Within development boundaries, new development is, in principle 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 aforementioned 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 as 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 hence 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.

The dwellings on Abbey Street are traditional properties and located in close proximity to the boundary of a Conservation Area. The proposal has had careful regard to the historical context of the site and particular attention has been given to the character of the existing properties to be demolished and the detailing of surrounding development. Overall in terms of scale, streetscape, height, design and detailing of nearby and adjoining buildings along with the general context of the site, the proposed development is considered acceptable in visual amenity terms. It is also recognised and supported that an element of the terrace is to be retained and reinstated to reflect former character and detail.

It is therefore 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.

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 raised in relation to the residential impacts of the proposal..

The footprint of the proposed dwellings is almost identical to the existing dwellings, however the overall density of residential units would be reduced. The scale and height of the proposed dwellings is reduced when compared to 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 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 and also meets Welsh Government Design Quality standards. 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.

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.

No objections have been raised in relation to the highway impacts of the proposal.

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.

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.

5 **SUMMARY AND CONCLUSIONS:**

5.2 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 (Datrys 1421/E01, November 2014) and the following mitigation measures detailed within the report:
 - Finished Floor Levels of the replacement dwelling/buildings shall be set at least 0.45metres above existing floor levels.
 - Flood proofing measures incorporated into all properties 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 by Stephen Cutmore.
5. 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 shall be completed prior to the proposed development being brought into use.
7. 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. **PRE-COMMENCEMENT CONDITION**
Development shall not begin until an appropriate photographic survey of the existing buildings on the site has been carried out in accordance with details to be submitted to, and approved in writing by the Local Planning Authority. The resulting photographs should be forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Tel. 01938 553670.

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 investigation and recording of historic/listed buildings.

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.

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).