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43/2015/0159 - 49 THE AVENUE, WOODLAND PARK, PRESTATYN

Scale: 1:1250

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Denbighshire Boundary  




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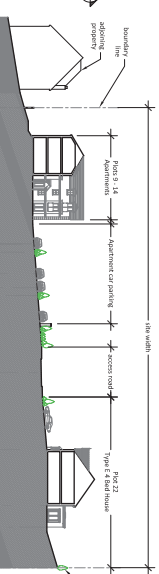
**PROPOSED SITE PLAN**  
1:200

The Avenue



**PROPOSED STREET SCENE**  
1:500

**PROPOSED SITE SECTION A-A**  
1:500



**KEY:**

- adaptable access road
- private non adopted access road / driveways, Tregula serts, colour t.b.c.
- p.c. core paving to private paths / patio areas
- 1800mm high feature brick walling with piers at max. 3m ctrs.
- denotes 1800mm high close boarded timber fencing panels with conc. posts.
- grassed area
- proposed soft landscaped areas
- denotes proposed finished ground levels.
- FFL=41.50 (these finished levels indicated subject to final drainage design)

**ACCOMMODATION SCHEDULE:**

Type	Bedrooms	Bathrooms	Garage
Type A	3 Bed	Semi detached	4 No.
Type B	4 Bed	Semi detached	4 No.
Type C	4 Bed	Detached	3 No.
Type D	4 Bed	Detached	2 No.
Type E	4 Bed	Detached	2 No.
Type F	4 Bed	Detached	1 No.
Apartment	2 Bed	Apartment	6 No.

Total = 22 dwellings.

**PURE**

Pure Residential & Commercial Ltd.  
Proposed Residential Development at  
CANNON CROSS, ESKDAUN, WILTSHIRE.  
PROPOSED SITE PLAN.

Site No. 1001  
EPA No. 1001  
PRC 026 / 1901  
D

GENERAL DRAWING SIZE A1 (x 594 A1)



**WARD :** Prestatyn Central

**WARD MEMBER(S):** Cllr Peter Duffy  
Cllr Hugh Irving

**APPLICATION NO:** 43/2015/0159/ PF

**PROPOSAL:** Redevelopment of former community hospital site by the erection of 24 dwellings and construction of a new vehicular access

**LOCATION:** Former Prestatyn Community Hospital 49 The Avenue  
Woodland Park Prestatyn

**APPLICANT:** Pure Residential And Commercial Limited

**CONSTRAINTS:** None

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

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

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

**CONSULTATION RESPONSES:**

PRESTATYN TOWN COUNCIL (response to original consultation)

“Objection:

Development would lead to over intensification of dwellings on site.

Highway traffic count has not been concluded and results needed prior to consideration.

Insufficient onsite parking.

Local amenities should be protected.”

NATURAL RESOURCES WALES

No objection.

DWR CYMRU WELSH WATER

No objections to the proposals on sewerage, sewage and surface water treatment, or water supply grounds, subject to imposition of conditions.

WALES AND WEST UTILITIES

No objections to the proposals.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

No objections.

Biodiversity Officer

No objections to the proposal. Satisfied with the conclusions of the ecology report, so suggests the recommendations of the report are conditioned, including mitigation for house martins, house sparrows, and the timing of works.

Planning Policy and Local Housing Strategy and Development Officer

No objection in principle. Advises that the latest Housing Market Assessment demonstrates a demand for affordable housing, with waiting lists indicating a demand for two and three bedroom properties.

#### **RESPONSE TO PUBLICITY:**

##### In objection

Representations received from:

Mr John Evans, 23 Oak Hill Drive, Prestatyn  
Barry Guttridge - 29 Oakhill Drive, Prestatyn  
Gren Clubley, 13 The Avenue, Prestatyn  
Sherayne Edwards, 11 West Avenue, Prestatyn  
D. Hand, 10A, The Avenue, Woodland Park, Prestatyn  
B. Fraser-Jones, Maranartha, 10a, The Avenue, Woodland Park, Prestatyn  
Mrs Joyce Haddon, 2 The Avenue, Woodland Park, Prestatyn  
David M Morris, Garthowe, 4 Chatsworth Close, Woodland Park, Prestatyn  
P. Cooledge, 10 Chatsworth Close, Prestatyn  
P. Enticott, 121 The Avenue, Prestatyn  
J. Thomas, 5, The Avenue, Woodland Park Prestatyn  
E. W. Jones, 9 The Avenue, Woodland Park, Prestatyn  
L. McLellan, 8, The Avenue, Woodland Park, Prestatyn  
D. A. Smart, 57, The Avenue, Woodland Park, Prestatyn  
Michael Stickney, 9 Birch Grove, Prestatyn  
Andrew Miller, 10 The Avenue, Woodland Park, Prestatyn  
Mr P & B Fraiser-Jones, Maranatha, 10a The Avenue, Prestatyn  
Mr David Mellor , 14 Coed Mor Drive, Prestatyn  
Mr Trefor Parry, 18 Coed Mor Drive, Prestatyn

##### Summary of planning based representations in objection:

Principle- Affordable housing inappropriate for this area.

Biodiversity - loss of open space would affect local area and wildlife.

Density - development would be out of character with the area.

Demolition of Hospital - building should be retained and converted.

Floodrisk - from surface water owing to the amount of on site hardstanding.

Highways safety - development would increase traffic in an already busy area, access from Meliden Road is dangerous, additional access points onto the Avenue would be dangerous, and proposals would result parking on the highway as people would not park in garages.

Overdevelopment – over-intensification of development on the site.

Residential amenity - development would result on a loss of amenity and privacy for adjacent occupiers.

Visual impact - proposals, including town houses and apartment blocks are not in keeping with the character of the Upper Prestatyn area.

##### In support

Representations received from:

Mr & Mrs P J Kelly, 13 Linden Walk, Prestatyn (S)

##### Summary of planning based representations in support:

Visual impact- proposals will enhance the character of the area.

**EXPIRY DATE OF APPLICATION: 16/04/2015**

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

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

#### **PLANNING ASSESSMENT:**

##### **1. THE PROPOSAL:**

## 1.1 Summary of proposals

- 1.1.1 The proposal seeks full planning permission for the redevelopment of the former Prestatyn Community Hospital site by the erection of 22 dwellings, with associated gardens, car parking areas and the construction of a vehicular access to serve the estate.
- 1.1.2 Plans show a range of dwellings proposed on the site, the majority of which would be two storey. Four pairs of semi-detached dwellings would front The Avenue and to the rear of these would be detached dwellings and an apartment block. Two of the semi's would be three storey (with rooms in the roofspace) and the apartment block is also proposed to be three storey. The apartments would comprise of two bedrooms and the dwellings would be three and four bedroom houses.
- 1.1.3 The access road would be centrally located on The Avenue site frontage to serve the dwellings and the apartment block within the site. The dwellings fronting The Avenue would have individual accesses onto The Avenue. Parking spaces are proposed for each dwelling and apartment, with two visitor spaces provided adjacent to the parking for the apartment block. The layout plan is included at the front of the report.
- 1.1.4 Public open space is proposed to be provided within the site, adjacent to the apartment block.
- 1.1.5 The supporting documents include a Planning, Design and Access Statement, Protected Species Survey (including Bat Activity Survey and Ecology Assessment), a Tree Survey, a Community and Linguistic Impact Assessment, and an Initial Highways Assessment.
- 1.1.6 The main points of relevance to the proposals in the Design and Access Statement are:
  - The site is located within the development boundary.
  - The hospital ceased operation in 2013. The site has been vacant since.
  - The proposal has been developed in conjunction with Officers.
  - The Council's affordable housing policies will be met and the developers are proposing to enter into a Section 106 with the Council.
  - The site can be developed for housing in an efficient manner to create attractive homes at a medium density suitable for this location.
  - The density of the development would be 28 dwellings per hectare which is 20% lower than the LDP requirements.
  - The scheme has been designed to meet Building Regulations sustainable building and accessibility standards.

## 1.2 Description of site and surroundings

- 1.2.1 The 0.71 hectare site is located on the northern side of The Avenue, in a residential area known as Woodland Park, to the south east of Prestatyn Town Centre.
- 1.2.2 The site was partially developed, with the former Community Hospital occupying its south eastern corner. The remainder of the site is an open grassed area some of which has been used for grazing and overgrown shrubs.
- 1.2.3 The site slopes down slightly from east to west, with a difference in levels of approximately 7 metres from the eastern boundary to the western boundary.
- 1.2.4 Walshaw Lodge Care Home lies to the west of the site and there are dwellings on the north and east sides. The site frontage runs along The Avenue.
- 1.2.5 Historically there have been three access points from the site onto the Avenue, two served the hospital and one served the grazing area.

## 1.3 Relevant planning constraints/considerations

1.3.1 The site is within the development boundary of Prestatyn, which is identified as a Lower Growth Town for the purposes of the policies in the Local Development Plan.

1.4 Relevant planning history

1.4.1 There is no planning history on the site relevant to the current proposal.

1.4.2 A demolition notice was submitted advising the Council of the Applicant's intention to demolish the hospital in March 2015.

1.5 Developments/changes since the original submission

1.5.1 The original scheme has been amended twice following concerns raised by Officers. The overall number of units on the site has been reduced by two and the dwellings along the street frontage have been redesigned.

1.6 Other relevant background information

1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

2.1 43/2015/0204 Demolition of Former Community Hospital. Prior Approval Granted 27/03/2015

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

**Policy RD5** – The Welsh language and the social and cultural fabric of communities

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC3** – Securing infrastructure contributions from Development

**Policy BSC4** – Affordable Housing

**Policy BSC11** – Recreation and open space

**Policy BSC12** – Community Facilities

**Policy VOE5** – Conservation of natural resources

**Policy ASA1** – New transport infrastructure

**Policy ASA3** – Parking standards

3.1 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Access for all

Supplementary Planning Guidance Note: Affordable Housing in New Developments

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Nature and Protected Species

3.2 Government Policy / Guidance

Planning Policy Wales Edition 7 July 2014

Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

TAN 15: Development and Flood Risk

TAN 22: Planning for Sustainable Building

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 7, July 2014 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (Section 3.1.2). PPW advises that



material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned., and that these can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Sections 3.1.3 and 3.1.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual Amenity
- 4.1.3 Residential Amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Affordable Housing
- 4.1.8 Open Space
- 4.1.9 Density of Development
- 4.1.10 Inclusive Design
- 4.1.11 Impact on Welsh Language and Social and Cultural Fabric

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing concentrating development within development boundaries of towns and villages.

The site is located within the development boundary of Prestatyn, which is designated as a Lower Growth Town in the adopted Local Development Plan. The development would be acceptable in principle in relation to policy BSC1.

The site has been partially in use in the past as a hospital. The use ceased in 2013 as the building was no longer considered fit for purpose. The Health Authority's actions indicate the hospital use was considered unviable and unsuitable, which are basic tests in Policy BSC 12 Community Facilities of the Local Development Plan.

Given this background, Officers would respectfully suggest the acceptability of the particular proposals therefore has to rest on the specific impact assessments detailed in the following sections of the report.

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.

The development comprises of a mix of dwelling types and an apartment block. Materials proposed include render and brick with slate roofs. The majority of existing landscaping is proposed to be removed from the site, some landscaping has been shown on the site layout plans, although full details have not been provided. There are representations expressing concern over the visual effect of development on the area.

Surrounding the site there is a distinct mix of dwellings. The range varies from large detached dwellings of early twentieth century origin, to 1960's dormer bungalows, to brick and tiled roof modern 1990's dwellings. There are bungalows adjacent to two storey houses, and there are three story dwellings towards the southern end of The Avenue. Considering the distinct variety of development in the area it would be difficult for Officers to argue that there is a distinctive 'character' that should be protected here. Hence it is considered that the development would not be harmful to the character and appearance of the area. Careful attention will be necessary with the use of materials and landscaping details for the proposed dwellings, and in particular along The Avenue road frontage, which would need to be subject to planning conditions. The proposals are therefore not considered to be contrary to the basic policy requirements set out above.

#### 4.2.3 Residential Amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which touch on the potential for impact on residential amenity; test (vi) sets the requirement to assess the impact of development on the amenities of local residents, other land and property users, or characteristics of the locality, in terms of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution, etc.

There are local concerns expressed over the residential amenity implications of the development, including potential for loss of privacy and overlooking from new dwellings on the site.

In Officers' opinion, the layout plans show a development which has been detailed with some sensitivity to relationships with surrounding property, and it is not considered that there would be adverse residential amenity implications, subject to control over minor points of detail, in particular in relation to the elevations of the apartment block units backing on to the care home (to avoid overlooking from windows into the private rear garden area). The plans indicate the provision of amenity space for each dwelling and a drying area and bin store for the flats. The level of amenity afforded is considered acceptable. It is considered that a suitable level of amenity would be afforded to occupiers of adjacent property and occupiers of the units themselves, and therefore the proposal is considered to comply with Policy RD1.

#### 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 – 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.

Surveys have been undertaken and submitted to support the application. The surveys cover Badgers, Bats, Reptiles and Birds. There are no objections expressed by the Council's Biodiversity Officer or NRW over the impact on ecological interests from the proposals.

On the basis of the comments of the Biodiversity Officer it is not considered that there are any significant ecological issues of concern in this instance, subject to the inclusion of relevant conditions.

#### 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.

Whilst there is an individual representation raising questions over surface water drainage, there are no issues raised from consultees in relation to drainage issues. Natural Resources Wales and Dwr Cymru Welsh Water express no objections to the proposals.

With respect to the concern expressed, the proposals are considered acceptable in relation to drainage considerations.

#### 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.

On site parking is proposed for each dwelling, with visitor parking at the flats for two additional cars. The dwellings fronting The Avenue would have open frontages and would require dropped kerbs to access their parking areas. There are objections raised by local residents in relation to highway matters. The concerns are that additional traffic would exacerbate issues residents have with parking on The Avenue, which is referred to as an already busy road, particularly at certain times of the day/week. Significantly Highway Officers have considered the proposals and raise no objections to the proposal, and there are no concerns over the capacity of the local highway network to accommodate the residential use.

Having regard to the previous use of the site as a community hospital, and the residential use proposed Officers consider it would be difficult to resist the proposal for reasons relating to traffic generation. The site is close to the town centre, a bus stop and a link to the Prestatyn to Dyserth recreation route. It is suggested there is adequate on-site parking, and the access arrangements are considered acceptable. It is considered that the application raises no significant concerns in terms of highway safety or accessibility.

#### 4.2.7 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units is provided.

The applicant has stated that the Council's Affordable Housing requirement of 10% would be provided, i.e. in the form of two flats on the site and a contribution for the remainder of the requirement. Representations raised refer to the provision of affordable housing being inappropriate in this area of Upper Prestatyn. The Council's Housing Officer has advised there is demand in the locality for affordable housing, and welcomes the proposed provision and commuted sum payment.

The provision of affordable housing is a policy requirement. In accordance with policy, it is now accepted practice to use a 'standard' form of planning condition, as worded

by the Planning Inspectorate on appeal decisions in recent years, to cover the mechanism for provision of affordable housing. Officers suggest this approach to be appropriate in this instance.

#### 4.2.8 Open Space

Local Development Plan Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development. Policy BSC 11 requires proposals for all new residential development to make a contribution to recreation and open space either on site, or by provision of a commuted sum.

The open space calculator identifies that there would be a requirement for 1584 metres sq of open space on a site with 2.2 dwellings (528 metres sq of this would comprise of a children's play area). The applicants are proposing 530 metres sq of open space to be provided on site to accommodate the play area and they are offering a commuted sum to make up the shortfall. There are no representations in relation to open space issues.

In Officer's opinion, the above approach is considered acceptable and can be covered by imposition of a planning condition requiring agreement to the mechanism for compliance with the open space requirement.

#### 4.2.9 Density of Development

General guidance on residential density is contained in Local Development Plan Policy RD1 test ii), which seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate differently.

The site extends to approximately 0.71 hectares, and the density of development would therefore equate to some 28 dwellings to the hectare. There are representations in relation to the number of dwellings.

Officers consider the density as proposed is acceptable and of a similar nature and density to development in the area, which is well below the 35 dwellings per hectare figure referred to in policy RD1. Officers are also mindful of the Council's position in relation to its five year land supply, which was given weight in a recent planning appeal in Gronant Road in Prestatyn, in this appeal the Inspector stated that the Council is unable to demonstrate a five year supply of housing land and that the current supply falls significantly short of this figure. She went on to say that in such circumstances paragraph 6.2 of Technical Advice Note 1: Joint Housing Land Availability Studies states that "the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies". Clearly on challenge, the lack of a five year housing land supply would carry potentially considerable weight in favour of approving a scheme on a 'windfall' site such as this, and it is in this context that Officers would recommend strongly against a refusal of permission on the issue of densities.

#### 4.2.10 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan.

The Community Linguistic Statement submitted with the application concludes that the proposals would have no negative impact on the needs and interests of the Welsh Language.

In Officers' opinion a residential development on this site would not by virtue of its size, scale, and location give rise to significant harm to the character and language balance of the community.

## 5. SUMMARY AND CONCLUSIONS:

5.1 The report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable under the relevant policies.

### 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**  
Notwithstanding the submitted details, no external wall or roof materials shall be applied on any of the dwellings or associated buildings until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used. No materials other than those approved shall be used.
3. The boundary treatment on the street frontage to The Avenue shall not be as shown but shall be in accordance with details to be approved in writing by the Local Planning Authority.
4. Notwithstanding the submitted details the windows serving the kitchens to the rear of the apartment block (facing the western side site boundary) block shall be obscure glazed.
5. The materials to be used on the roofs of the building(s) shall be blue/grey natural mineral slate of uniform colour and texture.
6. **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, including screen walls and fences
  - (f) The timing of the carrying out of the planting, landscaping, erection of screen walls and fences
  - (g) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned, domestic gardens,

Any trees or plants which, within a period of five years of the being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
7. **PRE-COMMENCEMENT CONDITION**  
Facilities shall be provided and retained within the site for the loading/unloading, parking and turning of vehicles in accordance with the approved plan and shall be completed before the development is brought into use.
8. The detailed layout, design, signing, drainage and construction of the internal estate road shall be submitted to and approved by the Local Planning Authority prior to the commencement of any work on site and shall be completed in accordance as the approved details before any dwelling occupied.
9. In relation to the carrying out of the demolition and highway works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained to details of the site compound location, traffic management scheme, hours and days of operation, the management and operation of construction vehicles and the construction vehicle routes. The works shall be carried out strictly in accordance with the approved details.
10. **PRE-COMMENCEMENT CONDITION**  
No development shall take place until a scheme of foul drainage and surface water drainage

has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before any dwellings are first occupied. The proposals shall ensure that no development takes place within 3 metres either side of the public sewer which crosses the site, and that all foul drainage is directed to a foul sewerage system and all surface water drainage to a surface water system unless otherwise agreed by the Local Planning Authority.

11. **PRE -COMMENCEMENT CONDITION**  
No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for compliance with the Council's Policies and Supplementary Planning Guidance in relation to the provision of Open Space in connection with the development.
12. **PRE-COMMENCEMENT CONDITION**  
No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for compliance with the Council's Policies and Supplementary Planning Guidance in relation to the provision of Affordable Housing in connection with the development.
13. The development shall be carried out strictly in accordance with the Recommendations in the Ecology Report and Bat, Bird Survey Report.

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 comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
3. In the interests of visual amenity.
4. In the interests of residential amenity.
5. In the interests of visual amenity.
6. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
7. In the interests of highway safety.
8. In the interests of highway safety.
9. In the interests of highway safety.
10. To ensure the proper drainage of the site and to minimise the risk of pollution.
11. In order to comply with the Council's policy and guidance in relation to open space.
12. In order to comply with the Council's policy and guidance in relation to affordable housing
13. To ensure appropriate steps are taken to address ecological matters.

#### **NOTES TO APPLICANT:**

You are advised that a suitable legal agreement will be required in relation to the highway works and you should contact the Highway Section to discuss the requirements of the highway improvements at an early stage.

Your attention is drawn to the following Advisory Notes.

- (i) Highway Supplementary Note Nos. 1, 3,4,5 & 10.
- (ii) New Roads and Street Works Act 1991 - Part N Notice.
- (iii) Denbighshire County Council Specification for Road Construction.
- (iv) Denbighshire County Council General Notes for Highway Lighting Installations.
- (v) Denbighshire County Council's General Requirement for Traffic Signs and Road Markings.