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44/2016/0200

Scale: 1:1250

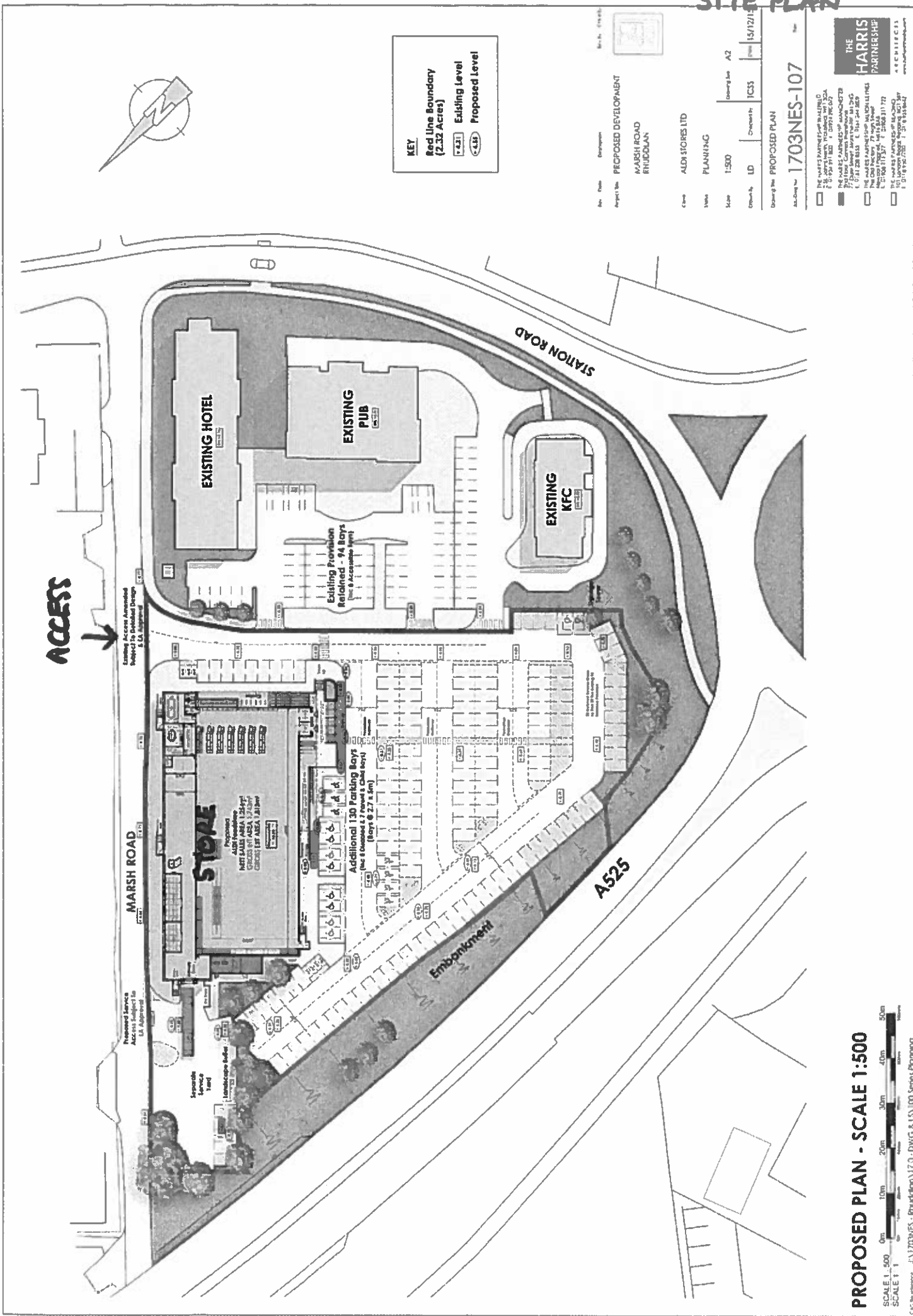
Printed on: 3/6/2016 at 15:08 PM

Denbighshire Boundary




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SITE PLAN



KEY
 Red line Boundary (2.32 Acres)
 +2.31 Existing Level
 -4.18 Proposed Level



Client: ALDI STORES LTD
Project Name: PROPOSED DEVELOPMENT
Location: MARSH ROAD
Site: RHUGGLAN

Scale: 1:500
Drawn by: LD
Checked by: JCS
Date: 15/12/18

Drawing No: 1703NES-107
Project No: 1703NES-107

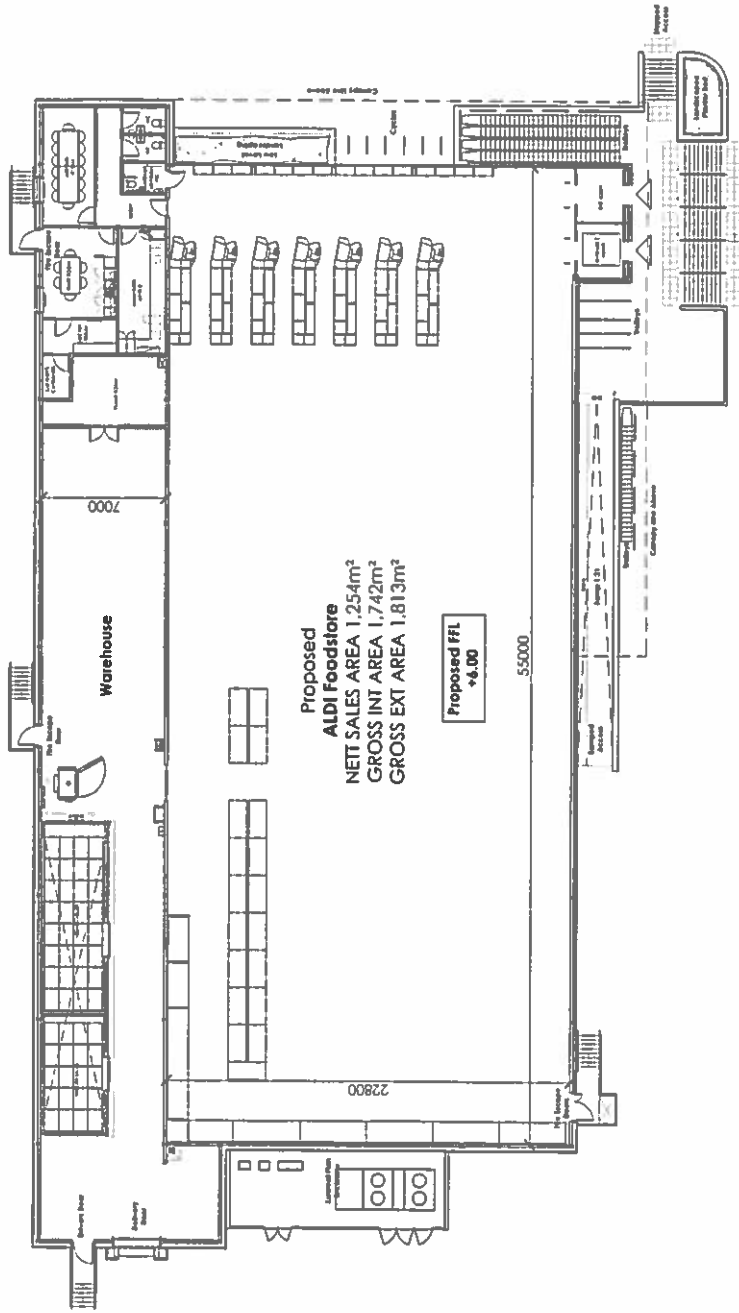
THE HARRIS PARTNERSHIP
 ARCHITECTS
 10, THE SQUARE, BATH, AVON, BA1 1RN
 TEL: 01225 456456 FAX: 01225 456457
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PROPOSED PLAN - SCALE 1:500



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FLOOR PLAN



Proposed
ALDI Foodstore
NETT SALES AREA 1,254m²
GROSS INT AREA 1,742m²
GROSS EXT AREA 1,813m²

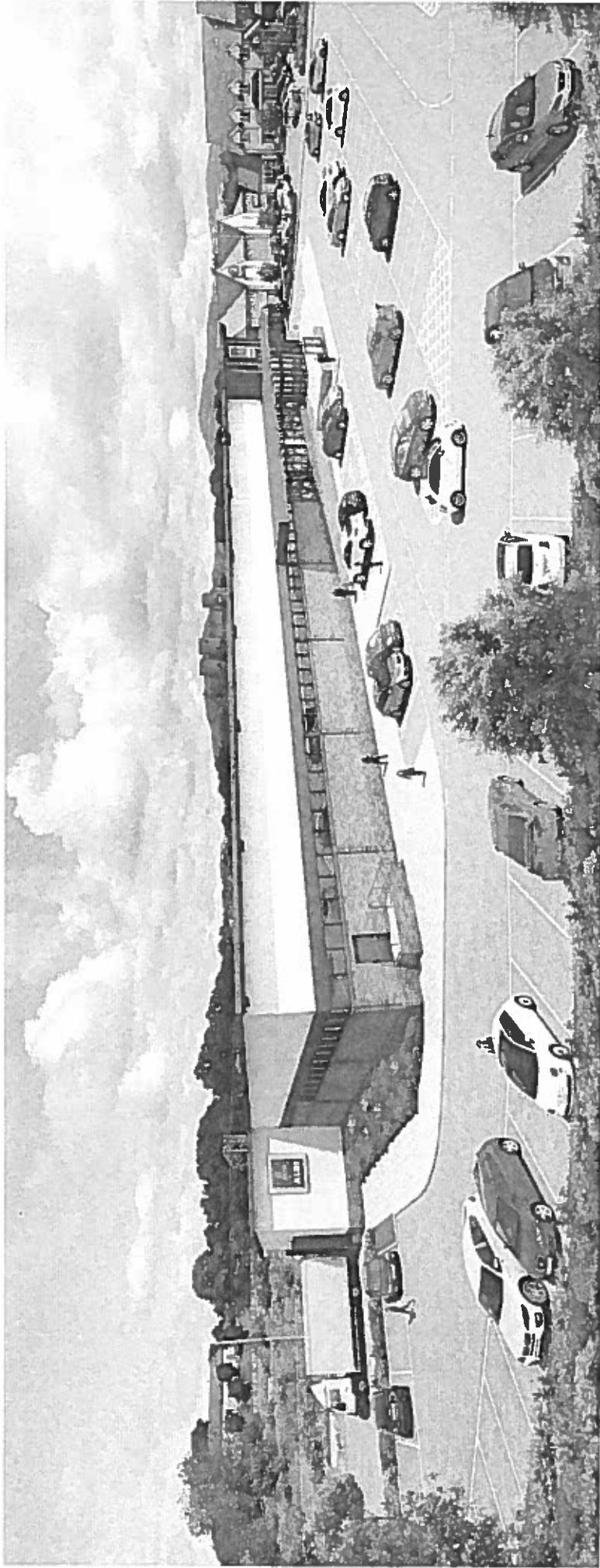
Proposed FFL
+6.00

PROPOSED G.A. PLAN - SCALE 1:200

SCALE 1:200 0m 5m 10m 15m 20m
SCALE 1:1

Site No: 1703NES-103 - DWG & VISUAL Series Planning

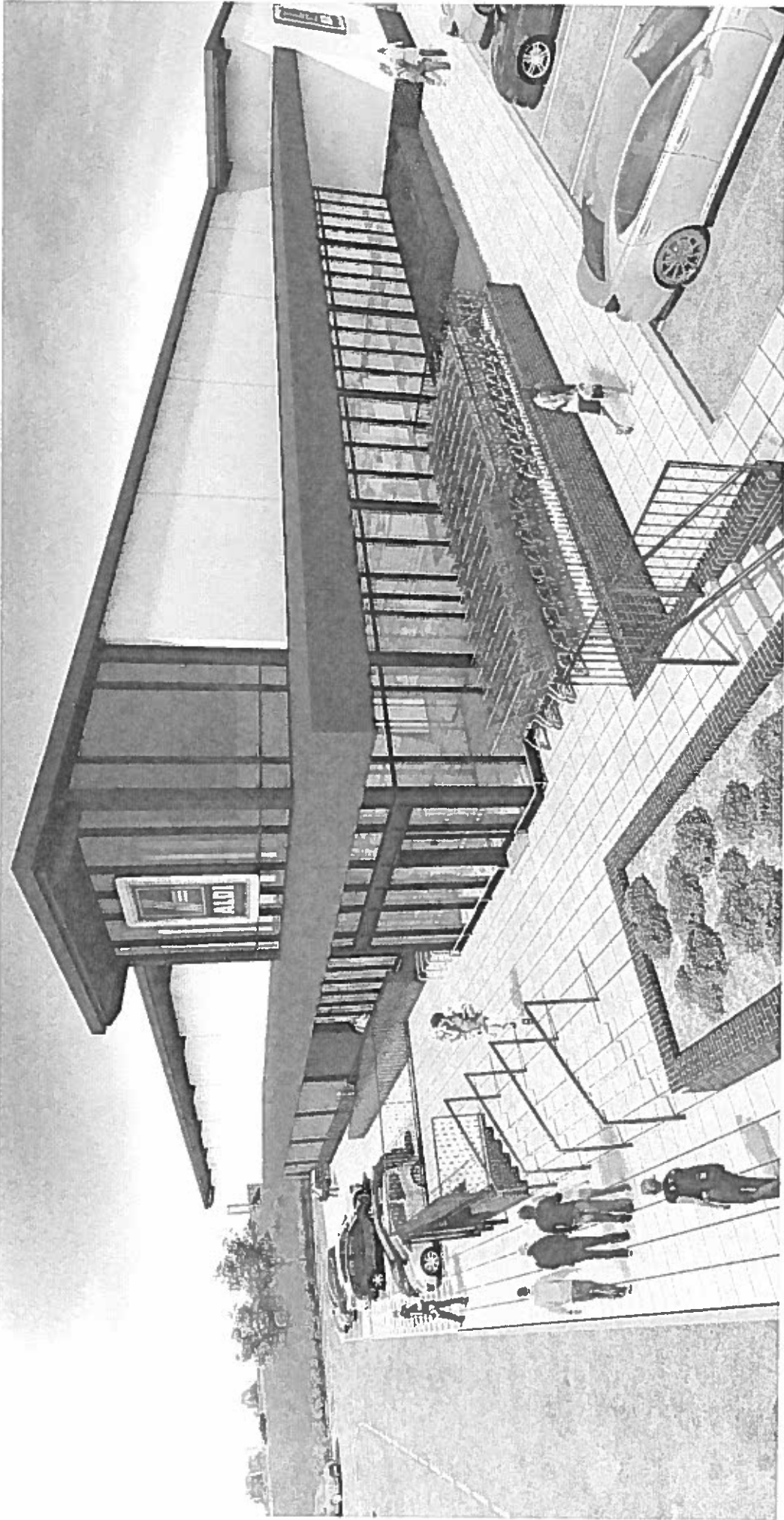
ICSS	ICSS	ICSS
07/03/16 Plant enclosure updated	07/03/16 Plant enclosure updated	07/03/16 Plant enclosure updated
Date	Revision	Rev No
Project No: PROPOSED DEVELOPMENT		
Address: MARSH ROAD RHUDDLAN		
Client: ALDI STORES LTD		
Phase: PLANNING		
Scale: 1:200	Drawing No: A2	ICSS
Drawn By: LD	Checked By:	15/12/16
Drawing No: PROPOSED GA PLAN		
Project No: 1703NES-103		
<p> <input type="checkbox"/> THE HARRIS PARTNERSHIP ARCHITECTS 25 WATSON ROAD, RHUDDLAN, NP23 5LW T: 01492 291301 F: 01492 290072 www.harrispartnership.co.uk </p> <p> <input type="checkbox"/> THE HARRIS PARTNERSHIP ARCHITECTS 25 WATSON ROAD, RHUDDLAN, NP23 5LW T: 01492 291301 F: 01492 290072 www.harrispartnership.co.uk </p> <p> <input type="checkbox"/> THE HARRIS PARTNERSHIP ARCHITECTS 25 WATSON ROAD, RHUDDLAN, NP23 5LW T: 01492 291301 F: 01492 290072 www.harrispartnership.co.uk </p>		



Proposed Development - Marsh Road, Rhuddlan

Client: ALDI STORES LIMITED
Date: 11/10/14
Job No: 1703 RES C02040
Not to scale





THE HARRIS PARTNERSHIP

Proposed Development - Marsh Road, Rhuddlan
Client: ASD Ltd
Date: 25/11/15
Drawing: 1703 HCS C001E
Scale: 1:500 A3

WARD : Rhuddlan

WARD MEMBER(S): Cllr Ann Davies
Cllr Arwel Roberts (c)

APPLICATION NO: 44/2016/0200/ PF

PROPOSAL: Erection of foodstore (Class A1)

LOCATION: (Rhuddlan Triangle) Land at Marsh Road Rhuddlan Rhyl

APPLICANT: Mr Bryn Richards

CONSTRAINTS: C2 Flood Zone
C1 Flood Zone

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

CONSULTATION RESPONSES:

RHUDDLAN TOWN COUNCIL

Original response to consultation:

"The Council are very concerned as to whether the area has a strong enough infrastructure to support the significant increase in traffic which the location of the store will create. In their opinion, there would need to be a total amendment of the road layout. The area does get very congested as it is and queuing traffic is already an issue."

Response to re-consultation:

"They wish to re-iterate their grave concerns regarding the application. The first objection raised earlier in the year remains pertinent and although it is accepted that these are amended plans, the Council strongly object to the traffic lights proposal as in their opinion, this will create a further backlog of traffic both onto the main road and also towards the very busy roundabout.

NATURAL RESOURCES WALES

No objection subject to conditions imposed relating to compliance with the Flood Consequences Assessment.

DWR CYMRU / WELSH WATER

No objection. Request drainage details are secured by condition.

CADW

No objection. There are Scheduled Ancient Monuments in the vicinity of the site, however owing to the context of the site it will have no significant adverse impact on the monuments.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

County Archaeologist

No objection. The site has no known archaeological sites noted within the Historic Environment Record, and although the development is close to the historic monument of Rhuddlan Castle it is anticipated that this proposed development will sit alongside the existing developments on the site and not increase the adverse impact on the monument.

Conservation Officer

No objection, defers to CADW on issue of the setting of Rhuddlan Castle and note CADW raise no objection.

Highways Officer

Following discussions with Aldi's Highways Consultants over the detailing of the access arrangements, the Highways Officer requested the plans be amended to include a signalled junction at March Road/Station Road.

On the basis of the signalled junction being part of the proposal and controlled, the Highways Officer has raised no objection to the scheme. His response suggests conditions relating to approval of full highways details and implementation of road improvements.

Ecologist
No objection.

Economic and Business Development Team
No objection, positive use of employment land and will tidy up site.

Strategic Planning and Housing Team
No objection. Accept findings of the retail study and raise no objection as the proposal is broadly in line with the development brief.

RESPONSE TO PUBLICITY:

Representation received:
Mr Beer, The Poplars, Marsh Road, Rhuddlan

Summary of representation:
No objection to the store but there are concerns over traffic congestion in the area.

EXPIRY DATE OF APPLICATION: 26/04/2016

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission to erect a use Class A1 foodstore with associated access, parking, servicing and landscaping at Rhuddlan Triangle, off Marsh Road in Rhuddlan. The foodstore operator is identified in the submission as Aldi.
- 1.1.2 The application site is indicated as some 0.93 hectares (2.3 acres) in extent and comprises of currently vacant land.
- 1.1.3 The main elements of the scheme are:
 - The erection of a use Class A1 foodstore to be located at the north western end of the site (see plans at the front of the report). This would be a mono-pitched building with its main elevation (south west) facing out onto the proposed car park. The elevation detailing shows a mix of brick and render cladding with glazing and an entrance canopy along the front elevation. The elevation facing the entrance would be almost fully glazed (south east). The roof detailing includes grey panel cladding with a 200 panel solar array positioned on the roof which would provide an energy output of 44,000kW hours per year. This equates to between 13% and 15% of energy consumption across the store per annum.
 - The foodstore would have a gross internal floorspace of 1742 sq metres, of which the food retail floorspace would be 1254 sq metres.
 - The main vehicular access would remain as existing off Marsh Road with improvements proposed. The access would serve a customer parking area with

130 spaces (including 8 disabled spaces, 7 parent /child spaces, 5 staff spaces with motorcycle and cycle spaces near the main store entrance).

- A secondary vehicle access off Marsh Road is proposed for service vehicles at the north end of the site.
- Access improvements at the junction of Marsh Road and Station Road are proposed. The improvements involve the installation of traffic lights at the junction.
- Associated landscaping / planting proposals, including new planting between the car park and the service yard and along the southern end of the site.
- The forms refers to the number of full time employees as 15 and 25 part time employees.
- Hours of opening stated on the forms are 0800-2300 Monday to Saturday and 1000-1800 on Sunday.

1.1.4 The application contains a range of documents in addition to the standard forms and plans. These include a Design and Access Statement, Planning Statement (including Retail Impact Study and Community Linguistic Assessment), Transport Assessment, Flood Consequence Assessment, Statement of Community Consultation and Ecological Survey. Additional information was submitted in response to consultee comments on the original application including a Road Safety Audit, and additional visualisations to show the relationship to the Castle.

1.2 Description of site and surroundings

- 1.2.1 The site is located on part of the Rhuddlan Triangle site (now known as Castle View Retail Park). It is approximately 70 metres from the junction with Marsh Road and Station Road.
- 1.2.2 'Rhuddlan Triangle' refers to an area of about 4.5ha of land that is located south-west of the river Clwyd, between the historic town centre of Rhuddlan and the roundabout junction of the A525 and A547. It is bounded by the river Clwyd to the north-east, by Station Road (A547) linking the roundabout junction with the town centre in the east, and by the A525 dual carriageway leading from the roundabout junction into Rhyl (known as Rhuddlan Bypass) to the west,
- 1.2.3 The site has a 125 metre long frontage along the Marsh Road on its east side, a boundary with the car park serving the adjacent hotel, restaurant and fast food development on the south side, and the A525 to the west side.
- 1.2.4 The site is currently vacant. Part of it is has been used as overspill parking for the adjacent uses and part is fenced off scrubland.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary for Rhuddlan as shown on the Local Development Plan proposals map. The site also has a specific allocation as a Brownfield Development Priority Area, BSC 2 allocation, in the plan.
- 1.3.2 This site is the subject of a development brief adopted in April 2015, which is a Supplementary Planning Guidance note amplifying the Denbighshire Local Development Plan 2006 –2021. Site development briefs are intended to offer detailed guidance to assist members of the public, Members of the Council, potential developers and Officers in discussions prior to the submission of and, consequently, in determination of future planning applications.

1.3.3 The site is located within a C1 floodzone as defined on the Development Advice Maps of TAN 15.

1.4 Relevant planning history

1.4.1 The site was formally part of a larger development area (incorporating the whole triangle site) which had planning permission for a hotel, pub, fast food unit and non-food retail units for some years. The hotel, pub and more recently a fast food unit have been developed.

1.4.2 A later consent was granted to amend the design of the non-food retail units on the site. The original planning conditions were also varied to allow the retail units to operate with an open non-food retail condition.

1.5 Developments/changes since the original submission

1.5.1 The application has been amended since the original submission on the advice of Denbighshire's Highways Officer to include traffic lights on the Marsh Road / Station Road junction.

1.6 Other background information

1.6.1 A public relations company employed by Aldi undertook a public consultation exercise prior to the submission of the application. An exhibition was held and local people were given the opportunity to comment on the scheme before the planning application was submitted.

1.6.2 On submission of the planning application, the attendees were sent information by the PR company acting for the applicants and were asked to contact the Council to express support for the scheme. A blank postcard addressed to the Council was enclosed with the correspondence, which resulted in the submission of 170 individual postcards to the Council (135 with names and addresses, 35 with either no names or no addresses).

1.6.3 The postcards express comments broadly supportive of the principle of the Aldi development for reasons ranging from consumer choice to convenience, some raised the issue of highway safety and concerns over the capacity of the junction to accommodate the extra traffic.

2. DETAILS OF PLANNING HISTORY:

2.1 44/733/97/PO – Development of 1.49 hectares of land by erection of public house, hotel, fast food unit and non-food retail unit (outline) – GRANTED 28th November 1997

2.2 44/2000/1013/PO – Renewal of outline planning permission reference 44/733/97/PO – GRANTED 27th December 2000

2.3 44/2005/0999/PS – Variation of conditions on 44/2000/1013/PO to allow submission of reserved matters by 27th December 2005 and the commencement of development by the 27th December 2006 – GRANTED 28th September 2005

2.4 44/2005/0771/PF – Erection of public house/restaurant, hotel, drive-thru fast food unit, non-food retail unit, and associated access, car parking and landscaping. GRANTED 27th October 2005.

2.5 44/2006/0105/PF – As above – amended details GRANTED 08th November 2006

2.6 44/2007/0125/PF – Revised layout to fast food retail unit and variation of conditions 4, 5, 6, 13, 14, 15, 16 and 22 on planning permission ref no 44/2006/0105/PF to allow phased development of the site with the public house and hotel forming the first phase. Granted 14th May 2007.

2.7 44/2008/0855/PS – Variation of condition to allow uncontrolled non-food retail use from the units - GRANTED 30th July 2008

2.8 44/2009/1035 - Erection of 6 No. retail units and associated car parking on Sites C & E (Amendments to previously-approved scheme under Code Nos. 44/2005/0771/PF & 44/2006/0105/PF) – GRANTED 24 November 2009

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

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

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC2 – Brownfield development priority

Policy PSE6 – Retail economy

Policy PSE7 – Proposals for new retail development

Policy VOE1 - Key areas of importance

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

SPG Site Development Brief Rhuddlan Triangle

SPG Nature Conservation and Species Protection

3.1 Government Policy / Guidance

Planning Policy Wales Edition 8 2016

Technical Advice Notes

TAN 5 Nature Conservation and Planning

TAN 15: Development and Flood Risk

TAN 18: Transport

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 8 (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 Impact on Welsh Language and Social and Cultural Fabric

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy RD 1 Sustainable development and good standard design sets basic tests to be applied to proposals on sites within development boundaries.

The land between Marsh Road and the river Clwyd has been designated as 'brownfield development priority' BSC 2 area in recognition of the potential to contribute towards economic growth and sustainable regeneration of Rhuddlan. The policy acknowledges that not all previously developed sites are suitable for every proposal due to possible contamination, flood risk, or nature conservation objectives, and requires that any planning application for development on this site should be accompanied by information demonstrating how individual proposals contribute towards regeneration, (economic) diversification, and support actions and objectives set out in the Council's 'Economic & Community Ambition Strategy 2013 - 2023' and the 'Vision for Rhuddlan' in 'Rhuddlan Town Plan 2012 – 2020: Looking Forward Together'.

PSE 9 Out of Centre Retail Development is applicable to proposed retail development on the Rhuddlan Triangle site. The policy states that proposals for small scale retail uses will be permitted provided that they: (1) are less than 500sqm gross area; (2) serve the local area; (3) do not form part of an industrial estate; and (4) do not jeopardise the viability and vitality of town or district centres. Where the size of any retail unit proposed exceeds 500sqm gross area, criteria outlined in Planning Policy Wales alongside guidance in Technical Advice Note 4: Retailing and Town Centres (1996) may apply, meaning applicants should demonstrate need, apply a sequential test for justifying the location, and provide a strong case for supporting local regeneration and economic development initiatives.

The application proposes the erection of a 1,813 sq metre foodstore, within which the food retail floorspace would be 1254 sq metres. Owing to the location of the site approximately 500 metres from the defined district centre boundary and the size of the site, a Retail Assessment has been submitted in support of the application. The Retail Assessment demonstrates there is a need for the proposed development; argues that the proposal passes the sequential test; and that it is expected that there will be a positive impact on Rhuddlan town centre. The Strategic Planning Policy and Housing Team have advised that they accept the findings of the Retail Assessment.

The site is located within the development boundary, on a brownfield development priority site. The principle of retail development on the site has been established as acceptable in previous permissions. On the basis of the retail assessment submitted in support of the application Officers consider the proposal is acceptable in principle. The detailed impacts are considered fully below.

4.2.2 Visual Amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings. Policy VOE 1 identifies a number of areas which will be protected from development which adversely affects them. The listed sites include sites of built heritage.

The application site is currently vacant. The proposals are to erect a building of relatively 'modern' design, with a mono-pitch roof. The materials of white render and a brickwork base have been chosen to provide a contrast in views of the store and the surrounding landmarks to the east of the site. Although not within a conservation area or within any landscape designation, there are landmarks of historic significance in the wider context of Rhuddlan including Rhuddlan Castle (Grade I Listed), St Mary's Church (Grade II* Listed) and Rhuddlan Bridge (Grade II* Listed).

CADW, the Council's Conservation and Archaeological Specialists have been consulted on the application and no objections have been raised on grounds of visual amenity or the setting of the landmarks of historic significance.

Having regard to the design, siting, scale, massing and materials of the proposed development in relation to the existing site and surroundings, it is considered that the proposals would be acceptable in terms of impact on the site and surroundings and are in accordance with the requirements of the policies and guidance listed above in relation to visual amenity.

4.2.3 Residential Amenity

Paragraph 3.1.7 of PPW states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. Test vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself.

The nearest dwellings to the site are on Marsh Road approximately 100 metres to the north west of the site, and on the opposite side of the dual carriageway at Abergele Road at a distance of approximately 400m south west of the site. There is also accommodation offered in the Travelodge on the adjoining site. Noise mitigation measures have been proposed as part of the submitted noise assessment.

Having regard to the nature of the development in relation to neighbouring properties, and having regard to the proposed noise mitigation, it is considered that the proposal would not have a significant impact on residential amenity. The proposals are therefore considered to comply with the policies and guidance listed above.

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 application has been amended following dialogue with the Highways Officer, to include a traffic light arrangement with pedestrian and cycle crossings at the Station Road/Marsh Road junction. The Town Council have expressed objections to the traffic lights proposal as in their opinion, this will create a further backlog of traffic both onto the main road and also towards the A525 roundabout. There is an individual representation raising highway concerns. The Highways Officer has met with the Town Council to discuss the proposals.

In respecting the concerns of the Town Council, the Highways Officer considers the traffic light arrangement to be a significant improvement to the originally proposed junction as this would provide a safer layout catering for all users of the highway. It is not considered likely that this system would give rise to tailbacks on the surrounding roads to any greater extent than the initial junction arrangement. The on-site parking provision is considered acceptable.

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.

The site is located in a C1 floodzone. The proposal is to raise the floor level of the building 1.5 metres above the surrounding ground level. In terms of the TAN 15 tests to justify development in the C1 zone, it is noted that the site is allocated as a brownfield priority development site in the Local Development Plan, it is previously developed land and a Flood Consequences Assessment (FCA) has been submitted to demonstrate the potential consequences of a flooding event have been considered and deemed to be acceptable.

Natural Resources Wales have been consulted on the application and FCA, and have no objection to the proposals on the basis that the new development proposals on this site, could offer “betterment” in terms of managing and mitigating for the flood risks at this site than the previous approvals. Following negotiations, Dwr Cymru have confirmed that the drainage strategy proposed is acceptable subject to necessary controls being imposed.

Having regard to the advice of NRW and Dwr Cymru, who are the relevant experts in relation to floodrisk and development it is considered that the proposals are acceptable in relation to flood risk and drainage and is therefore considered to be compliant with the policies listed above.

4.2.6 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 Amphibians, Badgers, Bats, Birds, Invertebrates, and Reptiles. 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 NRW and 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.

4.2.7 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 brief 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 retail development on this site would not by virtue of its scale, and location give rise to significant harm to the character and language balance of the community.

5. SUMMARY AND CONCLUSIONS:

5.1 It is the opinion of Officers that the proposal is acceptable having regard to the relevant planning policies and is therefore recommended for grant, subject to conditions.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than the 21 June 2021.
2. The development hereby permitted shall be carried out in accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed elevations (Drawing No. 1703NES-104 rev B) received 8 March 2016
 - (ii) Proposed general arrangement plan (Drawing No. 1703NES-103 rev B) received 8 March 2016
 - (iii) Proposed roller shutter details (Drawing No. 1703NES-106) received 29 February 2016
 - (iv) Proposed roof plan (Drawing No. 1703NES-105) received 29 February 2016
 - (v) Proposed landscaping plan (Drawing No. V1703-L01 rev B) received 29 February 2016
 - (vi) Visual of store entrance (Drawing No. 1703NES CGI-01E) received 29 February 2016 (vii) Visual of proposed store (Drawing No. 1703NES CGI-04D) received 29 February 2016
 - (viii) Existing site plan (Drawing No. 1703NES-101 rev B) received 29 February 2016
 - (ix) Proposed site plan (Drawing No. 1703NES-102 Rev E) received 8 March 2016
 - (x) Coloured site plan (Drawing No. 1703NES-107) received 29 February 2016
 - (xi) Location plan (Drawing No. 1703NES-100 Rev C) received 29 February 2016
3. Prior to the commencement of the development, the detailed layout, street lighting, signing, drainage and construction of the alterations and signalled junction arrangement of the Station Road/Marsh Road junction to the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
4. Prior to the commencement of the development, the detailed layout, street lighting, signing, drainage and construction of the alterations along Marsh Road including the service yard access shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
5. No development shall be permitted to commence (excluding demolition) until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
 - a) the parking of vehicles of site operatives and visitors;
 - b) loading and unloading of plant and materials;
 - c) storage of plant and materials used in constructing the development;
 - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - e) wheel washing facilities;
 - f) measures to control the emission of dust and dirt during construction;
 - g) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - h) the hours of site works and deliveries.The approved Statement shall be adhered to throughout the construction period.
6. 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 prior to the development being brought into use.
7. Notwithstanding the submitted details, no external lighting shall be installed without the written approval of the local planning authority to the detailing of the proposed lighting. The approved scheme shall be implemented strictly in accordance with the approved details.
8. The development shall be undertaken in accordance with the flood mitigation measures as outlined in Flood Consequences Assessment (FCA) Peter Mason Associates, PM4589, December 2015.
9. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of proposals for the disposal of foul drainage and surface water drainage (including roof water) in connection with the

- development. The development shall proceed in accordance with the submitted details which shall include details of the timing of implementation.
10. All planting, seeding or turfing, and fencing, and boundary treatment comprised in the approved details of landscaping shall be completed in the first planting season following the completion of the development. Any trees or plants which within a period of 5 years from 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, unless the Local Planning Authority gives written approval to any variation. All screen walls and fences shall be maintained and retained as approved unless the Local Planning Authority gives written approval to any variation.
 11. The total gross internal floorspace of the foodstore hereby permitted shall not exceed 1742 sq metres including, for the avoidance of doubt, any mezzanine floorspace.
 12. The total retail sales area devoted to the sale and display of convenience goods shall not exceed 1254 sq metres, including, for the avoidance of doubt, any mezzanine floorspace
 13. The total retail sales area devoted to the sale and display of convenience goods shall not exceed 1254 sq metres, including, for the avoidance of doubt, any mezzanine floorspace
 14. The foodstore shall not be open for customers outside the hours of 0600 - 2300 on any day.
 15. Deliveries to the store and the handling and collection of waste and other activity within the service area shall not be permitted outside the hours of 0600 - 2300 on any day, and any waste arising from the facing up of the store in the evening should be stored within the warehouse for removal the following morning.
 16. Notwithstanding the submitted proposals, no external lighting of the car park, service yard, foodstore building or any part of the application site shall be permitted until the written approval of the Local Planning Authority has been obtained to the detailing of all lighting columns and lights, their position, height, design, the means and intensity of illumination, hooding, hours of operation, and proposals for reduced intensity outside store operating hours, and emergency/security lighting. The development shall be carried out strictly in accordance with the details approved under this condition.
 17. There shall be no external storage of goods, crates, waste, or any items relating to the delivery or collection of goods from the foodstore, at any time, other than within the service area.
 18. No external sound amplification systems or the playing of music shall be permitted at any time outside the foodstore.
 19. There shall be no restrictions placed on the use of the foodstore car park (including length of stay and charging) other than with the prior written approval of the Local Planning Authority.
 20. The proposed customer car park shall not be brought into operation until the written approval of the Local Planning Authority has been obtained to the detailing of a suitable gate/barrier to prevent access by motor vehicles outside store opening hours. The approved gate/barrier shall be installed prior to the first opening of the store and shall be operated daily in association with the opening and closing of the store.

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. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. To ensure suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety.
6. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
7. In the interests of visual and residential amenity.
8. To minimise flood risk to the development and surrounding area.
9. To ensure the development is served by a satisfactory drainage system.
10. In the interest of visual amenity and to protect ecological interests.

11. In order that the Local Planning Authority retains control over the floorspace and subdivision of the foodstore, to protect the viability and vitality of the town centre.
12. In order that the Local Planning Authority retains control over the floorspace and subdivision of the foodstore, to protect the viability and vitality of the town centre.
13. In order that the Local Planning Authority retains control over the floorspace and subdivision of the foodstore, to protect the viability and vitality of the town centre.
14. In the interests of residential amenity.
15. In the interests of residential amenity.
16. In the interests of residential amenity, visual amenity, and to address issues of disturbance to wildlife
17. In the interests of residential and visual amenity.
18. In the interests of residential amenity.
19. To ensure the development allows for the possibility of visitors carrying out linked trips to the town centre, in the interests of the vitality and viability of the centre.
20. In the interests of residential amenity and to deter antisocial behaviour.

NOTES TO APPLICANT:

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

Your attention is drawn to the following advice and information on protection from flooding on the following websites:-

ODPM publication 'Preparing for Floods: Interim Guidance for Improving the Flood Resistance of Domestic and Small Business Properties' on the Planning Portal website:

<http://www.planningportal.gov.uk>

<http://www.environment-agency.gov.uk/static/documents/Research/AdvisoryCommentsfz2.pdf>

WELSH WATER Note to Applicant:

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