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03/2016/0300/PF

Scale: 1:2500

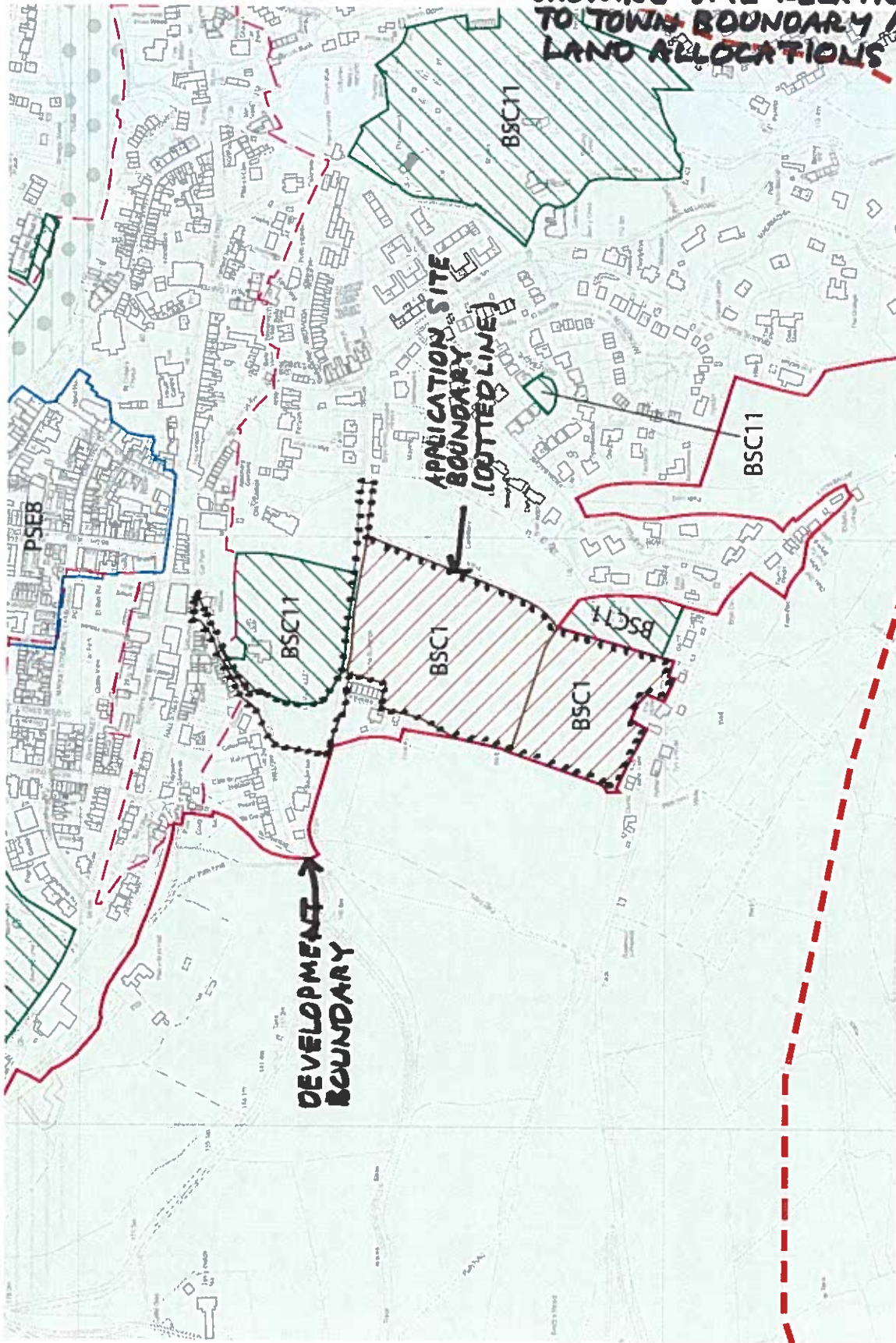
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**EXTRACT FROM LOCAL  
DEVELOPMENT PLAN  
PROPOSALS MAP  
SHOWING SITE RELATIVE  
TO TOWN BOUNDARY AND  
LAND ALLOCATIONS**





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# EXTENT OF APPLICATION SITE

## Axis Architectural Services Ltd.

Riverdale, Severn Lane, Welshpool, Powys, SY21 7BB.

T: 01938 555318 M: 07790 506633 E: timjones@post.com

Location:

Land at: Vicarage Road, Llangollen, Denbighshire, LL20 8HG.

Job/Project:

Proposed Residential Development.

Client:

Castlemead Group Limited.

Drawing Title:

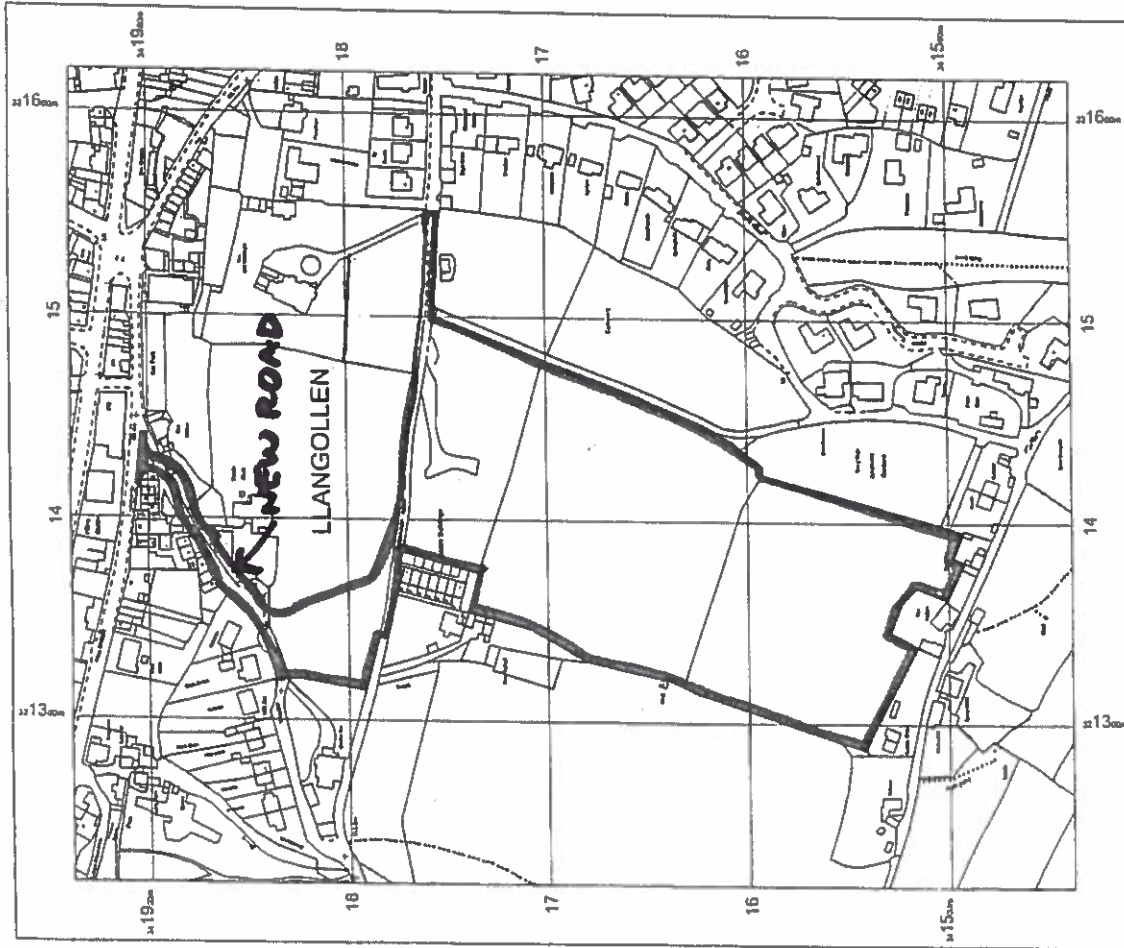
Location Plan.

Scale:

1:2500 (A3 size) CGL4/TMJ-01 A

Revision: Drawn by: T.M.J.

Date: Nov. 2015.



OS MasterMap 1:2500/10000 scale  
13 November 2015, (D) HMIC-00479310  
www.themapcentre.com

1:2500 scale print at A4, Centre: 321420 E, 341680 N  
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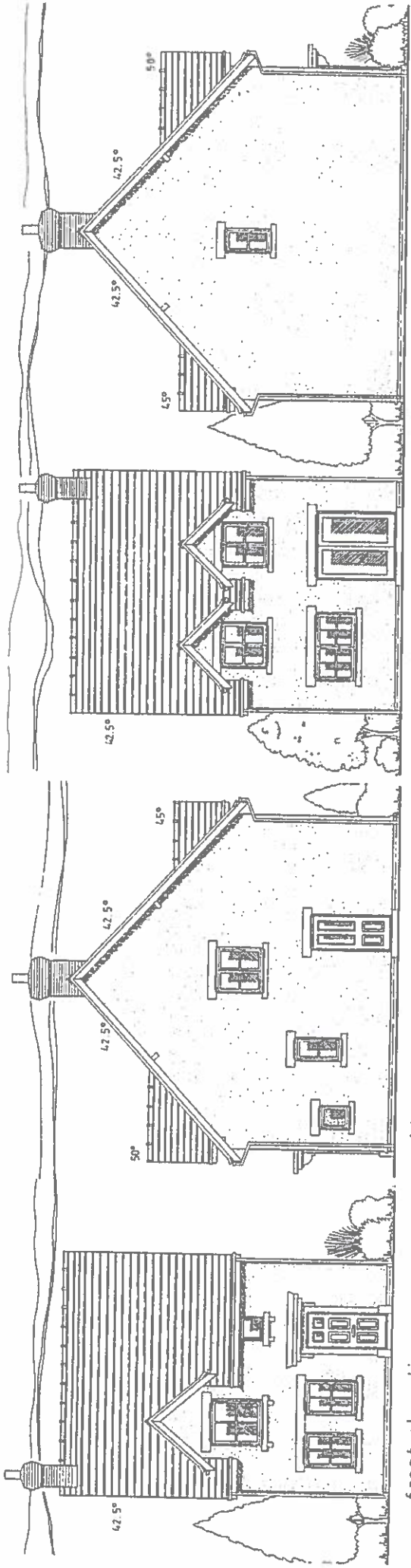








# EXAMPLES OF HOUSE TYPES

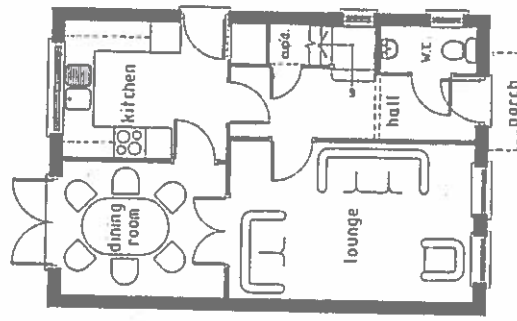


front elevation.  
'B' type. low eaves  
render version.

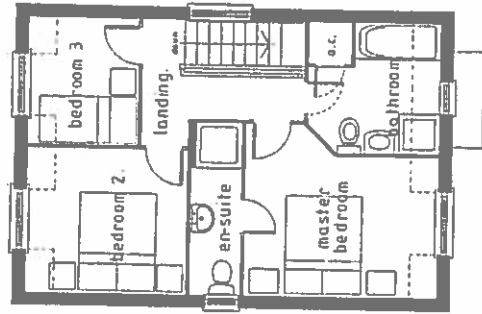
side elevation.  
'B' type. low eaves  
render version.

rear elevation  
'B' type. low eaves  
render version.

side elevation.  
'B' type. low eaves.  
render version.



ground floor plan.  
'B' type low eaves  
render version.



first floor plan.  
'B' type. low eaves.  
render version.

## EXTERNAL MATERIALS SCHEDULE - All rendered version house types.

(Revision: 'A' - Dec. 2013)

- 1: White, cream and grey shades of coloured textured render external wall finishes to all elevations throughout.
- 2: Red multi facing brick below render drip line and damp proof course level.
- 3: Buff coloured reconstituted stone to all window heads and sills.
- 4: Buff coloured reconstituted stone to all chimney stacks.
- 5: Natural slate grey or dark bay river faced 450mm by 200mm natural mineral slate roof tiles (or similar approved manufacturer) to be of a colour, size and thickness similar to surrounding properties and to be laid in diminishing courses.
- 7: Red coloured angular profiles abutting clay ridge tiles.
- 8: Lime/sand mortar mix to gable roof verges.
- 9: Secret mixed lead hips to all external bay roofs.

- 10: All planed softwood fascia boards, soffits boards and barge spars to be finished and painted in white.
- 11: Exposed softwood porches and wall plates to be planed and painted in white to all gable elevations.

- 12: Code 4 lead flashing between roof and wall abutments.

- 13: Code 4 lead valley's to dormer and gable roofs.

- 14: Code 5 lead finish to flat roofed porch canopy.

- 15: Floor porch to comprise of planed softwood flat rooked canopy overhanging supported on gablet brackets and finished and painted in white.

- 16: Red coloured clay round chimney pots to all chimney stacks.

- 17: Softwood planed & painted white Victorian style mock sash window frames to all elevations throughout.

- 18: Hardwood, planed & painted white door frames throughout.

- 19: Hardwood, planed & painted white door frames throughout.

- 20: All soil & vent pipes and rainwater downpipes and gutters finished in black u.p.v.c.

## Axis Architectural Services Ltd.

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T: 01938 555318 M: 07790 506633 E: timjones@post.com

Location:

Land at: Vicarage Road, Liangollen, Denbighshire, LL20 8HG.

Job/Project:

Proposed Residential Development.

Client:

Castlemead Group Limited.

Drawing Title: Floor Plans & Elevations (render version - low eaves):

'B' House Type- 3 bed detached dwelling.

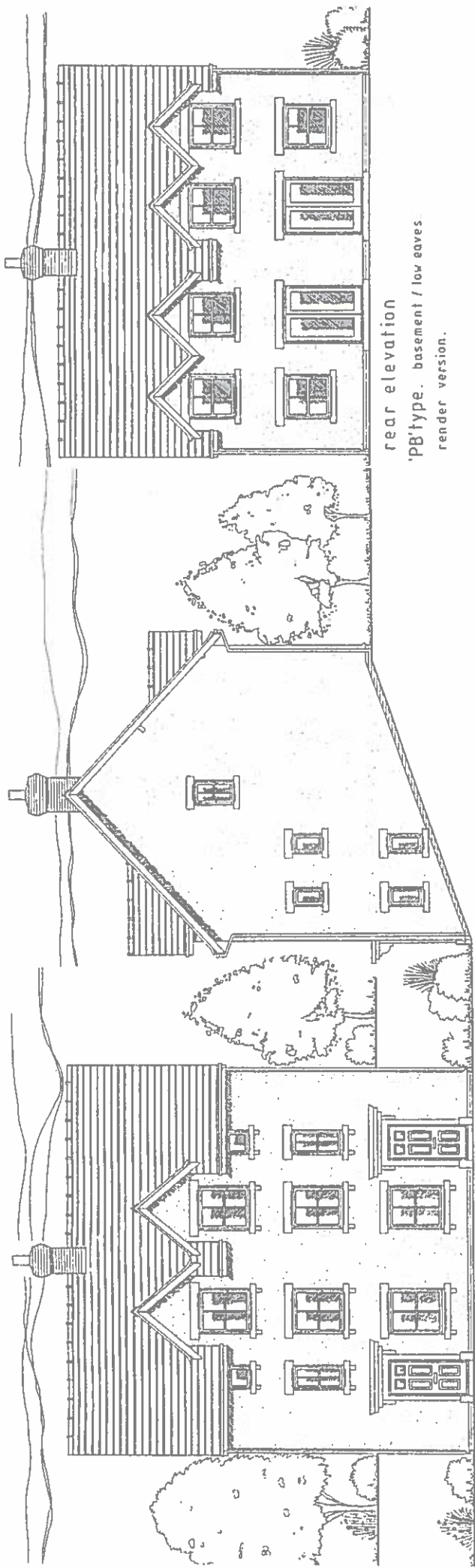
Plot: 34 only.

Scale: Drawing No: Revision: Drawn by: Date:

1:100 (A3 size) CGL-4/TMJ-30 'A' T.M.J. Aug. 2015.

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front elevation.  
'PB' type. basement / low eaves.  
render version.

side elevation.  
'PB' type. basement / low eaves.  
render version.

rear elevation  
'PB' type. basement / low eaves.  
render version.

- EXTERNAL MATERIALS SCHEDULE**
- All render is to be 3.5 storey basement render type. (See below: 'B' - Sept.16)
  - 1: All external walls to be finished with external wall render to all elevations throughout.
  - 2: All roof tiles to be to all chimney stacks.
  - 3: All multi facing brick better render drip line and render roof course level.
  - 4: All external masonry to be finished with external wall render to all elevations and all.
  - 5: All external masonry to be finished with external wall render to all elevations and all.
  - 6: External stone or stone like render to be finished with external wall render to all elevations and all.
  - 7: All external masonry to be finished with external wall render to all elevations and all.
  - 8: All external masonry to be finished with external wall render to all elevations and all.
  - 9: All external masonry to be finished with external wall render to all elevations and all.
  - 10: All external masonry to be finished with external wall render to all elevations and all.

- 11: Exposed structural beams and raft joists to be painted and primed to white to all elevations.
- 12: One 4 inch x 4 inch x 4 inch timber roof and wall brackets.
- 13: One 4 inch x 4 inch x 4 inch timber roof and wall brackets.
- 14: One 5 inch x 4 inch x 4 inch timber roof and wall brackets.
- 15: One 5 inch x 4 inch x 4 inch timber roof and wall brackets.
- 16: All external door frames to be finished with external wall render to all elevations and all.
- 17: All external door frames to be finished with external wall render to all elevations and all.
- 18: All external door frames to be finished with external wall render to all elevations and all.
- 19: All external door frames to be finished with external wall render to all elevations and all.
- 20: All external door frames to be finished with external wall render to all elevations and all.
- 21: All external door frames to be finished with external wall render to all elevations and all.

**Axis Architectural Services Ltd.**  
 Riverdale, Severn Lane, Welshpool, Powys, SY21 7BB.  
 T: 01938 555318 M: 07790 506633 E: timjones@post.com

Location:  
 Land at: Vicarage Road, Llangollen, Denbighshire, LL20 8HG.  
 Proposed Residential Development.

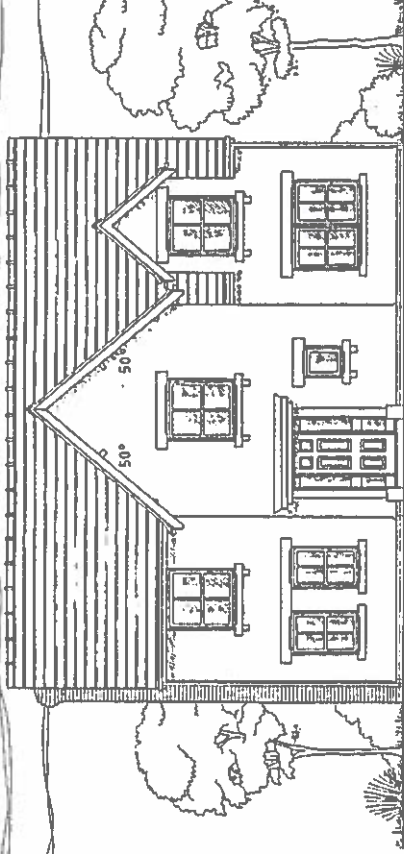
Client:  
**Castlemead Group Limited.**

Drawing Title: Elevations (render version - 2.5 storey, basement/low eaves):  
 'PB' House Type - 2 bed semi-detached dwelling.  
 Plots: 73 & 74.  
 Scale: 1:100 (A3 size) CGL-4/TMJ-60

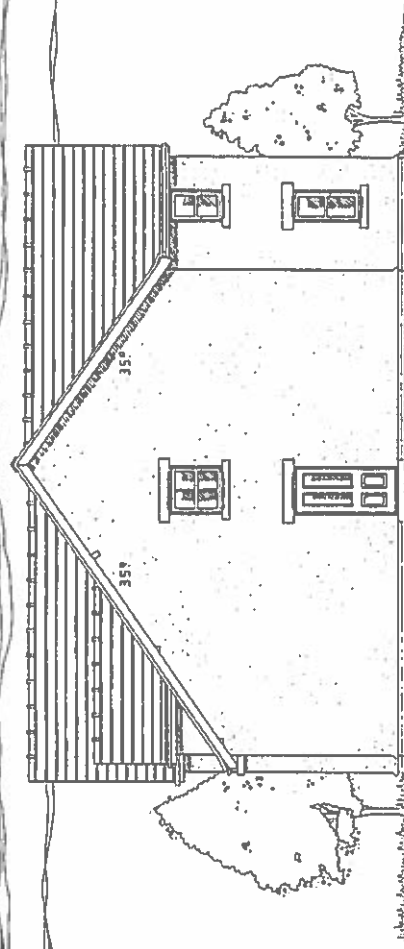
Revision: Drawn by: Date:  
 T.M.J. Sept. 2016.

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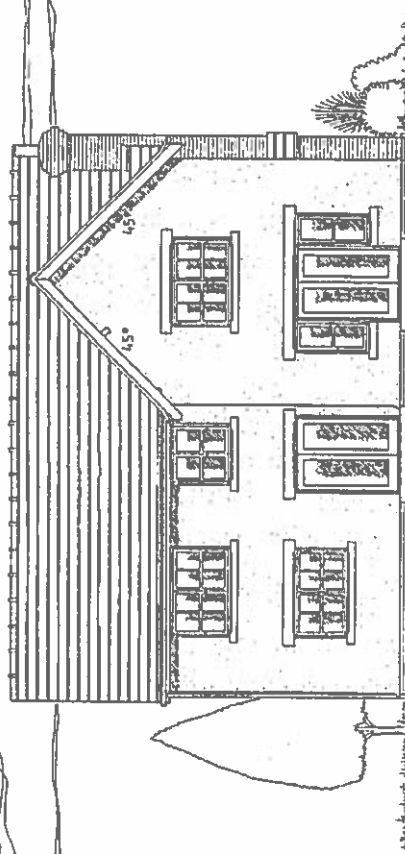




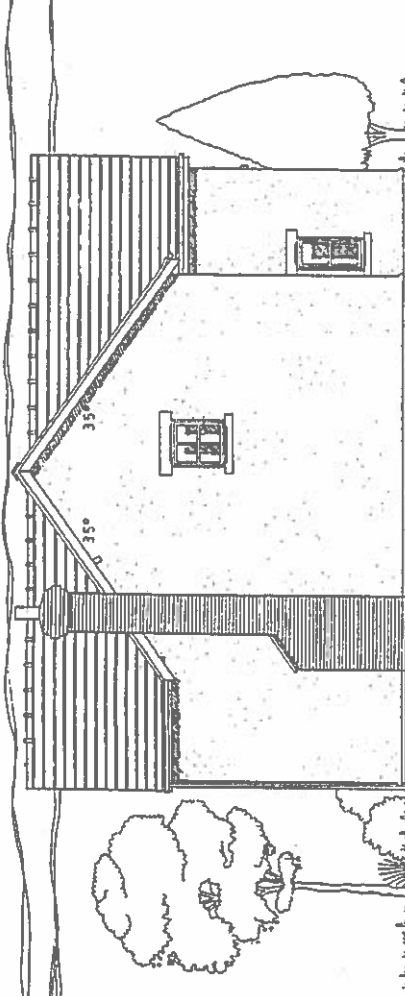
front elevation.  
'ED' type.  
render version.



side elevation.  
'ED' type



rear elevation.  
'ED' type



side elevation.  
'ED' type

**EXTERNAL MATERIALS SCHEDULE - All rendered verities have type.**

(Revision: 'A' - Dec. 2013)

- 1: White, cream and grey shades of cultured textured exterior wall finish to all elevations throughout.
- 2: Red multi facing brick to all chimney stacks.
- 3: Red multi facing brick below render and above roof course level.
- 4: Red cultured reconstituted stone to all window heads and sills.
- 5: Red cultured reconstituted stone to all front door sills and door head surround.
- 6: Natural stone grey or dark blue stone faced 450mm by 200mm natural finished slate roof tiles (or similar approved manufacturer) to be of a colour, size and finish type similar to surrounding properties and to be laid in alternating courses.
- 7: Red cultured angular profiled standing eave ridge tiles.
- 8: Unfinished mortar mix to gable end eaves.
- 9: Secret ended lead up to all eaves bay ends.
- 10: All placed rendered finish beams, rafters barge and barge ends to be finished and painted in white.

**Axis Architectural Services Ltd.**

Riverdale, Severn Lane, Welshpool, Powys, SY21 7BB.

T: 01938 555318 M: 07790 506633 E: timjones@post.com

Location:

Land at Vicarage Road, Llangoollen, Denbighshire, LL20 8HG.

Job/Project:

Proposed Residential Development.

Client:

Castlemead Group Limited.

Drawing Title: Elevations (render version - standard eaves):

'ED' House Type- 5 bed detached dwelling.

Plots: 17 & 81.

Scale: 1:100 (A3 size)

CGL-4/TMJ-58

'A'

Revision:

Date:

Aug. 2015.

Drawn by:

T.M.J.

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- 11: Exposed natural particle and wood joints to be painted and primed in white to all gable elevations.
- 12: Gable end flashing between roof and wall cladding.
- 13: Gable end valley's to be painted and gully wash.
- 14: Gable end flash to be red lead paint to all gable ends.
- 15: Front porch to comprise of painted supported Red metal Group overhead supported on galvanized brackets and finished and primed in white.
- 16: Red cultured stone faced chimney pots to all chimney stacks.
- 17: Softwood painted & stained side Victorian style cast iron window frames to all windows throughout.
- 18: Handmade, painted & primed white door frames throughout.
- 19: Handmade, painted & primed front, side & rear external doors throughout.
- 20: All set & used steps and nosing throughout and painted finished in black & V.V.



David Roberts

**WARD :** Llangollen

**WARD MEMBERS:** Councillors Rhys Hughes (c ) and Stuart Davies (c )

**APPLICATION NO:** 03/2016/0300/ PF

**PROPOSAL:** Erection of 95 no. dwellings, together with associated roads, open space and related works

**LOCATION:** Land Off Vicarage Road Llangollen

**APPLICANT:** Castlemead Group Ltd.

**CONSTRAINTS:** World Heritage Site Buffer  
C2 Flood Zone  
Tree Preservation Order  
AONB

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

**REASON APPLICATION REPORTED TO COMMITTEE:**

**Scheme of Delegation Part 2**

- Town Council Objection
- More than 4 individual objections with a recommendation to grant

**CONSULTATION RESPONSES:**

LLANGOLLEN TOWN COUNCIL

'Members of the Planning Committee consider the above at their May meeting and wish to object to the application.

The Planning Committee are cognisant of the requirement to provide adequate housing for the future demands of the area. However this requirement must be balanced against the capacity of the existing infrastructure within the town, and its setting within an Area of Outstanding Natural Beauty and a designated World Heritage Site.

The objection is based on the departure from the specific elements of the following Local Development Plan policies:

RD 1 - Sustainable development and good standard design;  
VOE 2 - Area of Outstanding Natural Beauty and  
VOE 3 – Pontcysyllte Aqueduct and Canal World Heritage Site.

*Policy RD 1 - Sustainable development and good standard design. Development proposals will be supported within development boundaries provided that all the following criteria are met:*

*i) Respects the site and surroundings in terms of the siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings;*

The proposed development does not respect the site and surroundings. The extension of the site beyond the extant planning permission is an unacceptable increase in the intensity and use of the land. There are also elements of the design which are inappropriate and not in keeping with the style and nature of existing dwellings. The scattering of the townhouse style units throughout the development is not in keeping with the vernacular. Three-storey developments in the town are in clusters at right angles to the main valley floor.

*iii) Protects and where possible enhances the local natural and historic environment; and  
v) Does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside;*

The proposed development will not enhance the local environment, the extension of the site further up the hillside will make the development clearly visible from other areas of the town. The development will have an adverse effect on prominent views across the settlement and from adjoin areas of open countryside. The Town Council take the view that smaller developments in keeping with the environment are more appropriate.

*vi) Does not unacceptably affect the amenity of local residents, other land and property users or characteristics of the locality by virtue of increased activity, disturbance, noise, dust, fumes, litter, drainage, light pollution etc., and provides satisfactory amenity standards itself.*

The proposed development will affect the amenity of local residents who live in close proximity to the site particularly during the construction phase. The existing interrelationship of properties will mean that considerable disruption will be caused to adjacent properties.

*vii) Provides safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space. Proposals should also consider impacts on the wider Rights of Way network surrounding the site.*

There is concern that the proposed development will have an adverse effect on access within the area for a considerable period of time. The suggested phasing of the development will result in inadequate access provision until the 31st dwelling is occupied and subsequently whilst the new access road is developed. This will cause problems of access to residential care homes within the area, limiting access to emergency vehicles and doctor visits.

The proposed development will have an unacceptable effect on the local highway network. The road network is already narrow and congested, even more so at peak times, with limited parking provision. This situation will not be alleviated by the proposed phasing. The first phase construction vehicles will cause unnecessary congestion disruption and will have an unacceptable effect on the local highway network.

*ix) Has regard to the adequacy of existing public facilities and services.*

The proposed development will have an adverse effect on existing public facilities and services. In particular there is a concern over the capacity of the local primary schools to accommodate an increase in pupil numbers that could be created by this development.

*xi) Satisfies physical or natural environmental considerations relating to land stability, drainage and liability to flooding, water supply and water abstraction from natural watercourse;*

*xiv) Has regard to the generation, treatment and disposal of waste.*

The extant application specified requirements regarding the disposal of surface water and sewage waste. Despite assurances that sewage provision was on-site Members are aware that no such connection has been found. Therefore there is no evidence that adequate provision for waste disposal can be provided for this development.

**Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty**



*In determining development proposals within or affecting the Area of Outstanding Natural Beauty (AONB) and Area of Outstanding Beauty (AOB), development that would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation will not be permitted.*

**Policy VOE 3 – Pontcysyllte Aqueduct and Canal World Heritage Site.**

*Development which would harm the attributes which justified the designation of the Pontcysyllte Aqueduct and Canal as a World Heritage Site and the site's Outstanding Universal Value will not be permitted. The following are considered to be key material considerations:*

*ii) The setting of the World Heritage Site and attributes important to the Outstanding Universal Value of the site present within the Buffer Zone.*

The proposed development will not enhance the local environment, the extension of the site further up the hillside will make the development clearly visible from other areas of the town. This will have an adverse effect on the character and appearance of the landscape of the Area of Outstanding Natural Beauty and will harm the attributes which justified the designation of the Pontcysyllte Aqueduct and Canal as a World Heritage Site.'

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY  
JOINT ADVISORY COMMITTEE**

"The Joint Committee notes that the land is allocated for residential development in the adopted LDP and that there is an extant planning permission for the development of 54 dwellings on the lower part of the site. The upper part of the site was allocated at a later stage of the plan making process to address the Inspectors' perception of an under supply of housing land in the LDP, and the committee accepts that the principle of residential development has been established.

The site will be visible from a number of popular vantage points in the AONB, notably the higher ground of Castell Dinas Bran and the Offa's Dyke National Trail to the north. It is largely open in character but partly broken up with existing mature trees and hedgerows which, together with surrounding existing vegetation, obscure some views of parts of the site. The site is also bounded by development to the north, south and further to the east and will read as an extension of the existing built-up area of the town.

Whilst the principle of development is acknowledged, the Joint Committee would make the following comments on matters of detail:

- Density – the dense form and layout of the development, particularly as it approaches the higher part of the site to the south, does not reflect the more loosely grained nature of existing development in this area and does not allow for a more gradual transition from built-up area to open countryside. Similar considerations apply to the western edge of the development site which abuts open countryside.
- Landscaping - The intention to protect and retain existing mature trees and hedgerows is welcomed, and will help integrate the development into its rural setting. The additional planting of local native trees and hedges to help enclose and further break up the site is also supported to mitigate landscape impact. However, the Joint Committee considers the siting of a number of dwellings too close to the western site boundary will undermine this objective and would suggest that additional space is required for denser planting along this boundary, which should include groups of semi-mature trees. The committee would also recommend that agreement be sought to secure advance structural planting of trees and hedgerows across the entire site at the earliest opportunity, which should be protected as the development proceeds.
- Design/Materials – Three storey dwellings should be restricted to the lower part of the site. The proposed palette of wall materials (red facing brick or render) reflects local building materials, but the final selection of materials and their disposition across the site will require further consideration. The committee would also suggest that the introduction of some traditionally finished natural local stone units and walling would enhance the character and appearance of the development. It is not clear whether roofs will be covered in slate coloured

tiles or natural slate, but the Joint Committee would recommend that natural mineral blue/grey slate should be specified for the development. No details of lighting have been provided at this stage and it is recommended that full details of the lighting design (highway and external dwelling lights) should be provided with a view to minimising light pollution to maintain the tranquil nature of the AONB.

- Affordable Housing – The committee is very concerned that only 6 affordable units are proposed, which falls far short of the minimum 10% required by LDP policy. It is noted that no analysis of local need has been submitted with the application, and the committee would suggest that no decision can be taken on this matter until an objective assessment of need has been made which should then form the basis of further negotiations with the applicant to secure the best possible outcome for local people in housing need.
- Conservation Area – Much of the proposed highway improvements to Willow Street are within the Conservation Area and should be sensitively designed to reflect and if possible enhance the historic character of the area. In this context, the committee would recommend that the new highway retaining structures and boundaries should be faced in traditionally finished natural local stone. Stone from the existing retaining walls could be re-used for the purpose.
- The DAS accompanying the application is deficient in that it fails to recognise that the site is within the AONB, the applicability of LDP policy VOE2 and how the application addresses this issue. In addition, the committee does not accept the premise in the LVIA that as the site is allocated in the LDP there is no requirement to assess in detail or consider impacts on the AONB.”

#### NATURAL RESOURCES WALES

No objection subject to conditions.

Request conditions requiring detailing of access road to be submitted and to demonstrate that no unacceptable run-off would be caused in relation to adjacent premises. Request additional landscaping. Suggest lower density would lessen the impact on the character of area and the landscape. Lighting scheme should be submitted to ensure acceptable impact on bats.

#### CADW

The proposed development will not have an impact on the Outstanding Universal Value of the World Heritage Site.

#### DWR CYMRU / WELSH WATER

No objection. Suggest drainage details are secured by condition.

#### WELSH GOVERNMENT HIGHWAYS AUTHORITY

No objection.

#### CLWYD POWYS ARCHAEOLOGICAL TRUST

Suggest photographic survey and watching brief

#### DENBIGHSHIRE COUNTY COUNCIL CONSULTTEES

Highways Officer

No objection subject to conditions securing appropriate details and requiring construction of the new access road to take place prior to the construction of the dwellings.

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

##### In objection

Representations received from:

Janet Bailey, Fron Wen, Fron Bache, Llangollen

Ceinwen Ellis, Brow Farm, Llangollen

Barbara Horspool, 196 Camden Road, London

Stewart Horspool, C/ Marques de Monistrol

Mrs C Harnden & Mr A Lombos, 6 Castle Bgs, Vicarage Rd., Llangollen

Mr. & Mrs. G. Phillips, The Hollies, Fron Bache, Llangollen

S. Woodhall, Bache Isa, Willow Street, Llangollen

Mr. Terry Jones & Miss S. Brown, Garth, Fron Bache, Llangollen  
Christopher Lund, Allensmere, Grange Road, Llangollen  
Chris & Jenny Potter, Bryn Celyn Willow Street, Llangollen  
Mrs. Jones, Noddfa, Fron Bache, Llangollen  
Arthur D Roberts, Cotalow, Llangollen  
R V Swetman, 5 Berwyn Street, Llangollen  
Iain Hope, 23 Hall Street, Llangollen  
Miss R. Watkins, Ellis, 1 Tan-y-Bryn, Alma Road, Froncysyllte  
David and Martina Roberts, 9 Willow Street, Llangollen  
Chris and Jenny Potter, Bryn Celyn, Willow Street, Llangollen  
R V Swetman, 5 Berwyn Street, Llangollen  
Miss S Jefford, 3 Castle Buildings, Vicarage Road, Llangollen  
Mrs C Harnden & Mr A Lombos, 6 Castle Buildings, Vicarage Road  
Andrew Barker, Bryntirion, Vicarage Road, Llangollen  
Mrs Ruth Stevens, Hafan, Fron Bache, Llangollen  
Mr John Williams, Bryn Collen, Fron Bache, Llangollen  
Sue Hargreaves, The Armoury Conservation Trust  
D. Gardiner - 28 Maes Collen - Llangollen  
Mrs Vanora Eurwen Roberts - Swn Awelon, Llangollen  
S. C. Campton - 1 Waverley Villas, Llangollen  
P. Devlin, Brynteg, Fron Bache  
Ms Sam Rex-Edwards, Aber Adda, Hill Street, Llangollen  
Carlton Boyce, Geufron Hall, Llangollen  
Mr D Jones, Penybryn, Vicarage Road, Llangollen  
Margaret Browning, 18 Mes Bache, Llangollen  
T G Browning, 18 Maes Bache, Llangollen  
Beth Boyce, Geufron Hall, Llangollen  
Mr Evans, Drws y Deri, Maes Bache, Llangollen  
Sandie Page, 8 Aberadda, Hill Street, Llangollen  
Warren Davies, Haylaur, Regent Street, Llangollen  
Mr R B Hughes, 61 Maes Collen, Llangollen  
Mrs D Smith, 9 Maes Bache, Llangollen  
J & G Evans, Swn y Coed, Grange Road, Llangollen  
Miss E B Roberts, 93 Pengwern, Llangollen  
Alan C Bodicoat, 5 Maes Bache, Llangollen  
Mrs M Millward-Hopkins, 3 Castle Buildings, Vicarage Rd, Llangollen  
Mr M J Law, 3 Fron Castell, Fron Bache, Llangollen  
Ken Skates (AM)  
Jon Gorman, The Malthouse, Regent Street, Llangollen  
Kane Tetley, 4 Castle Buildings, Vicarage Road, Llangollen  
Nicola Galton, 16 Maes Collen, Llangollen  
Peter and Margaret Jones, 2 Fron Castell, Llangollen  
Glyn & Gill Thomas, 6 Maes Bache, Llangollen  
Dr Alfred Brameller, Tryddyn, Off Grange Road, Llangollen  
John & Dawn Marjoram, 1 Fron Castell, Llangollen  
Marianne Burrell & James Pearce, Cartref, Fron Bache, Llangollen  
Dr Ann Evans & Dr Tony Downes, Spindlewood, Fron Bache, Llangollen  
D.T.Maybury, 40 Pengwern, Llangollen  
Mrs Margaret Pilgrim, 24 Pengwern, Llangollen  
Mr DA & L Jones, 31 Maes Collen, Llangollen  
Jean Owen, 3 Maes Bache, Llangollen  
David Jones, 7 Hill Street, Llangollen  
P E Jones, 16 Maes Bache, Llangollen  
Paul and Jessica Evans, 10 Gerddi y Bache, Llangollen  
Richard Harris & Julie Goodburn, Sunnyside, Willow St, Llangollen  
Steve and D Smith, 12 Dee Mill Place, Llangollen  
Sharon Tyler, 1 Avondale, Grange Road, Llangollen  
Mr S Slater, 3 Castle Buildings, Vicarage Road, Llangollen  
Helen McCreary, 61 Maes Pengwern, Llangollen  
Mike Glead, Glandeg, 11 Regent Street, Llangollen

Chris and Gill Smith, Fairview, 6 Fron Castell, Llangollen  
Frank Williams, Whitegate, Grange Road, Llangollen  
Sarah Marshall, Highfield, Hill Street, Llangollen  
Sharon Jones, Springfield, Fron Bache, Llangollen  
Dawn Beech, 5 Hill Street, Llangollen  
Philip Jones, Glen Garreg, Tyn Dwr, Llangollen  
Del Roberts - Jones, Craig View, Hill Street, Llangollen  
Mr Morley & Ms Cawthray, Dalmore, Abbey Road, Llangollen  
Mr and Mrs Cawthray, 65 Maes Collen, Llangollen  
Robert Lawrence, Can-y-Gwynt, Tower Road, Llangollen  
Alex Armitage, 19 Maes Collen, Llangollen  
Mrs S Griffiths, 7 Erw Deg, Pengwen, Llangollen  
David Bland-Roberts, Bella Vista, Aber Adda, Llangollen  
Sam Rex-Edwards, Mulberry House, Aber Adda, Llangollen  
Cllr Melvyn Mile, 42 Church Street, Llangollen  
Miss S Jefford, 3 Castle Buildings, Llangollen  
Michael Edwards, 5 Trem y Creigiau, Llangollen  
Jane Palombella, Nytharian, Fron Bache, Llangollen  
Elisabeth Anne Potter, 12 Gerddi Y Bache, Llangollen  
Justin Langford, Hillandale, 4 Bodwen Villas, Hill Street, Llangollen  
Anita Jones, Glen Garreg, Tyndwr, Llangollen  
Hana McGreary, 1 Castle Buildings, Vicarage Road, Llangollen  
Lucy Evans, 5, Church Street, Chirk  
Bethan Jones, c/o Glen Garreg, Ty'n Dwr, Llangollen  
Jean Cash, Godre Berwyn, Willow Street, Llangollen  
Anna Bland-Roberts, 36 Church Street, Llangollen  
Joanne Mash, 2 Bryntirion Terrace, Llangollen  
Emma Langford-Hughes, Gerllan, Queen St., Llangollen  
Neil Page, Briarfield, Aber Adda, Hill St., Llangollen  
Teresa Page, Briarfield, Aber Adda, Llangollen  
Max Ellson, 80 Pengwern, Llangollen

Summary of planning based representations in objection:

- Principle - No housing need, insufficient infrastructure to deal with additional dwellings, healthcare provision insufficient.
- Highways impact - Number of dwellings excessive for roads in the locality, impact on pedestrian safety, level of traffic detrimental to tourism.
- Education - Schools at capacity and additional pressure would be unacceptable.
- Drainage - Capacity of system.
- Housing Mix - large dwellings affecting affordability.
- Residential amenity - loss of light, increased noise and disturbance, loss of privacy, overshadowing, pollution.
- Visual Amenity - Development out of character with the locality, impact on the setting of listed buildings.
- Impact on Welsh language - Development will dilute Welsh language.
- Ecology - Impact on ecological interests.
- Affordable Housing - insufficient provision.

In Support

Representations received from:

John Perry, Maes-y-Bryn, Vicarage Road, Llangollen

Comments without objection or support

Representations received from:

Mr F V Wilson, 8 Willow Street, Llangollen

J E Connor, 18 Hemitage, Llangollen

Mr M W Roberts, The Chantry, Aberadda Off Hill St

Summary of planning based representations in support:

Consideration needs to be given to highways impact

**EXPIRY DATE OF APPLICATION: 18/11/2016**

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of 95 dwellings on 3.7 hectares of land to the south of Vicarage Road. The site incorporates land originally granted planning permission in the late 1990's which has an extant planning permission for 50 dwellings.
- 1.1.2 The scheme proposes a mix of terraced, semi-detached and detached dwellings. The mix of dwellings would be as follows;
  - 17 x 2 bedroom
  - 42 x 3 bedroom
  - 31 x 4 bedroom
  - 5 x 5 bedroom
- 1.1.3 The overall density of development would be some 26 dwellings per hectare.
- 1.1.4 13 separate dwelling types are proposed. The palette of materials proposed comprises red multi facing brick or cream or grey render for walls, natural slate grey or dark blue riven faced natural mineral slate with red or slate grey/blue ridge tiles for roofs and painted wood for windows and doors.
- 1.1.5 The proposal includes upgrading of an existing access road to the site (Willow Street). This upgrade is proposed to take place prior to the construction of any dwellings. Separate parking spaces are proposed to be provided within the site for 7 adjacent dwellings (1-7 Castle Buildings). It is proposed that the site will be accessible from both Willow Street and Hill Street.
- 1.1.6 A drainage report has been submitted as part of the application. The report states that foul sewage will be dealt with through connection to mains sewers. The report concludes that soakaways are a feasible option for surface water drainage. It identifies that further percolation tests will be required in order to specify what size soakaways will be required at various locations on the site due to variable results in previous tests.
- 1.1.7 Where proposed contributions relate to 45 of the 95 dwellings on the basis that there is an extant permission for 50 dwellings (see relevant planning history for further details).
- 1.1.8 A sum of £172,000 is proposed in relation to contribution to education provision.
- 1.1.9 4 affordable housing units are proposed within the development with an additional payment of £47,074.50 proposed towards off site provision.
- 1.1.10 An open space area extending to 2395 sq. m to include an equipped formal play space is proposed within the development site (see plan at front of the report). The management responsibilities are proposed to lie with the developer/landowner and are to be secured by legal agreement. An additional £1818.28 is proposed as a contribution to off-site provision. An Oak tree protected by virtue of a Tree Preservation Order (TPO) is located within the proposed open space area on site.
- 1.1.11 A landscaping scheme has been submitted. The scheme includes retention of existing features, new mature trees, new ornamental trees and new species rich hedgerows.

## 1.2 Description of site and surroundings

- 1.2.1 The existing site comprises of two field parcels located towards to south of the town of Llangollen.
- 1.2.2 The site adjoins a number of residential properties, a cemetery, an allotment and a youth club.
- 1.2.3 The site slopes upwards from north to south.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The site lies entirely within the development boundary of Llangollen, as identified in the adopted Local Development Plan..
- 1.3.2 The site is allocated for housing under Policy BSC 1.
- 1.3.3 The site is within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB).
- 1.3.4 The site lies within the Vale of Llangollen and Eglwyseg Historic Landscape.
- 1.3.5 The site lies within the Pontcysyllte Aqueduct and Canal World Heritage Site Buffer Zone.
- 1.3.6 A TPO protected Oak Tree lies within the development site.
- 1.3.7 There are a number of listed buildings close to the site application boundary. This includes a listed dwelling near the south western boundary and a number of buildings close to the junction of Willow Street and Hall Street.
- 1.3.8 Part of the application site, specifically part of the access road on Willow Street, lies within the Llangollen Town Conservation Area.

## 1.4 Relevant planning history

- 1.4.1 There are extant permissions in place for the construction of 50 dwellings on the site, arising from 2 separate planning permissions.
- 1.4.2 The relevant planning permissions relate to one application for 47 dwellings and one for 3 dwellings. The Council has previously accepted that works were undertaken that constituted commencement. It is on this basis that those permissions are considered extant.
- 1.4.3 The legal agreement accompanying the main planning permission requires road improvements to be undertaken prior to the construction of any dwellings.

## 1.5 Developments/changes since the original submission

- 1.5.1 Agreement has been reached that the access road from Willow Street would be upgraded prior to the construction of any dwellings.
- 1.5.2 Agreement has been reached in relation to education contributions.
- 1.5.3 The layout has been amended to provide a larger, more centralised area of open space rather than a number of areas spread across the site.
- 1.5.4 Highways Officers have undertaken additional surveys in order to assist in the assessment process. The additional surveys resulted in Highways Officers requesting that the improvements to the Willow Street access were undertaken prior to the commencement of construction of any dwellings.
- 1.5.5 Part of the application site has been removed from the application. The area of the site is a parcel of land at the north eastern corner of the site. The parcel of land

benefits from an extant planning permission to develop 4 dwellings (ref: 03/2010/1054). It has been advised that it is the applicants intention to undertake this development under the extant permission and on that basis this part of the site has been removed from the current application.

- 1.5.6 A re-consultation exercise has been undertaken outlining the amended position of the applicant in relation to the road construction, infrastructure contributions, amendments to the layout of the scheme and new house types.

#### 1.6 Other relevant background information

- 1.6.1 Members will appreciate that the development of an allocated site within the adopted development boundary for Llangollen would assist the delivery of the Local Development Plan's identified housing needs for the County to 2021, identified in Policy BSC 1.

## 2. **DETAILS OF PLANNING HISTORY:**

03/1997/0740 - Permission granted for 47 dwellings. Previously confirmed by the Council as formally commenced. Permission extant.

03/1997/0846 - Permission granted for 3 dwellings. Previously confirmed by the Council as formally commenced. Permission extant.

03/2010/1054 - Permission granted for 4 dwellings on 28/12/2011. Permission still within 5 year expiry. Permission extant.

## 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 VOE1** – Key Areas of Importance

**Policy VOE 2** – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

**Policy VOE 3** – Pontcysyllte Aqueduct and Canal World Heritage Site

**Policy VOE5** – Conservation of natural resources

**Policy VOE 5** – Water Management

**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: Planning Obligations

Supplementary Planning Guidance Note: Affordable Housing in New Developments

Supplementary Planning Guidance Note: Residential Development

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 9

Technical Advice Notes

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning

TAN 12: Design

#### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9 (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 3.1.3).

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 Density of Development
- 4.1.3 Affordable Housing
- 4.1.4 Open Space
- 4.1.5 Education
- 4.1.6 Healthcare
- 4.1.7 Visual / landscape impact (including on AONB and WHS Buffer Zone)
- 4.1.8 Residential Amenities
- 4.1.9 Ecology
- 4.1.10 Drainage (including flooding)
- 4.1.11 Highways (including access and parking)
- 4.1.12 Impact on Welsh Language and Social and Cultural Fabric

Other matters

Well-being of Future Generations (Wales) Act 2015

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application site is within the development boundary of Llangollen, as approved as part of the Local Development Plan. It is the subject of Policy BSC 1, which states that new housing within the County is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs, the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

The proposed development would provide 99 dwellings and contribute to the housing need total.

The proposal would contribute to providing housing that has been identified as required in the county and is therefore acceptable in principle.

4.2.2 Density of Development

Policy RD1 test ii) states that a minimum density of 35 dwellings per hectare (d/ha) should be achieved in order to ensure the most efficient use of land, and that these minimum standards should be achieved unless there are local circumstances that dictate a lower density.

For allocated housing sites, Policy BSC 1 provides indicative figures in a table for how many dwellings each site is expected to provide. The figures are referred to as broadly identifying the distribution of dwellings. The indicative total for the two sites which are referred to in the table is 88 dwellings. The allocation identified as 'Vicarage Road' is the northern field parcel and is identified as providing 47 dwellings. The southern field parcel is identified as 'Rear of Castle View and the Hollies' and is identified as providing 41 dwellings. If the site were to be developed at the Policy RD1 density of 35d/ha, this would mean a total of 137 dwellings.



The proposal is for the erection of 95 dwellings on 3.7 hectares. This represents a density of 26 d/ha which falls between the figure which would arise from applying the Policy RD1 figure of 35 d/ha and what the sites are 'broadly' identified as providing in Policy BSC1. Having regard to location and topography (relatively low density housing development / a visually prominent and steeply sloping site), in this instance, Officers do not consider it would be appropriate to seek a higher density than that actually proposed, as this would be out of character with the nature of existing development and the locality. Having regard to the above it is considered that the density of development proposed is not unacceptable.

#### 4.2.3 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure that all developments of 3 or more residential units provide 10% affordable housing. Developments of 10 or more are expected to make on site provision and development of less than 10 residential are expected to make provision by way of financial contribution.

The applicant proposes to make a contribution towards affordable housing on the basis of the 45 dwellings that are not subject to extant planning permissions. This contribution would be 4 dwellings provided on site and a commuted sum of £47,074.50 to contribute to off-site provision. It is proposed that the provision would be secured through a legal agreement.

Officers consider that significant weight must be afforded to the extant permissions that the site benefits from. On that basis it is considered that the proposed contribution is acceptable. The level of provision for the 45 additional dwellings is in accordance with the required contribution for this number of dwellings, i.e. 4 units on the site and payment for the remaining 'proportion' of 0.5 of a dwelling. The proposal is therefore considered acceptable in relation to affordable housing provision.

#### 4.2.4 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 development to make a contribution to recreation and open space. It is specified that open space should always be provided on site. Commuted sums in lieu of open space will only be accepted where the full requirement for open space would mean that the proposed development was financially unviable or it is impractical to provide the full requirement for open space on site.

Following negotiations, a larger more centralised public open space has been proposed to serve the proposed development. An open space area extending to 2395 sq. m to include an equipped formal play space is now proposed (see plan at front of the report). The management responsibilities are proposed to lie with the developer/landowner and would be secured by legal agreement. An additional £1818.28 is proposed as a contribution to off-site provision.

It is considered that the provision of larger central public open space on site in combination with the proposed financial contribution towards provision in the locality means that the proposals are acceptable in relation to the provision of recreation and open space.

#### 4.2.5 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

Current pupil numbers for the two primary schools serving Llangollen (Ysgol Gwernant and Bryn Collen) indicate both are at capacity. A financial contribution relating to the 45 dwellings not currently benefitting from an extant permission is proposed. The amount of provision calculated as being required in accordance with the Planning Obligations Supplementary Planning Guidance Note is £172,800. The applicant has agreed to this level of contribution and it is proposed to secure this through a legal agreement.

Having regard to the extant permissions on the site and the proposed financial contribution it is considered that the proposals are compliant with the Supplementary Planning guidance.

#### 4.2.6 Healthcare

LDP objective 12 aims to ensure adequate level of physical and community infrastructure will be provided alongside new developments, e.g. water supply, primary care facilities, schools, roads, community facilities. The Planning Obligations SPG specifies that the Council will be justified in seeking a contribution towards either building more facilities or improving existing facilities.

A new health centre has recently been built in Llangollen. Concerns have been raised by residents in relation to how the proposal would affect existing healthcare provision.

As stated above the SPG on obligations specifies that contributions can be sought for contributing to the provision of new or improvement of existing facilities. There is no evidence presented to suggest that the development as proposed would lead to a requirement to build additional healthcare facilities or improve the newly built health centre. On this basis no contributions have been sought from the developer.

#### 4.2.7 Visual / landscape impact (including on AONB and WHS Buffer Zone)

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 looks to protect sites of built heritage and historic landscapes, parks and gardens from development that would adversely affect them. Development proposals should maintain and wherever possible, enhance these areas for their characteristics, local distinctiveness and value to local communities. Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation. Policy VOE 3 states that development which would harm the attributes which justified the designation of the World Heritage Site (WHS) and its Outstanding Universal Value (OUV) will not be permitted.

Concerns have been raised about the visual and landscape impact of the development by some consultees and local residents. The Town Council and AONB Committee express reservations over detailed elements of the proposals. CADW do not consider the proposed development will have an impact on the Outstanding Universal Value of the World Heritage Site.

The site is located within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, and within the Vale of Llangollen and Eglwyseg Historic Landscape and the Pontcysyllte World Heritage Site Buffer Zone. The site is in an elevated position to the south of the town centre.

In relation to the wider landscape impact of the proposals, officers acknowledge that the site is within a sensitive and important landscape area (as demonstrated by the various designations) and due to its elevated position in relation to the town would be

visible from more distant views. However the development must be considered in relation to the pattern of development in the town, and the fact there is a clear precedent for development on elevated land. Officers consider that when viewed in the context of existing development to the east of the site that the development would appear as a logical extension to the settlement. On this basis it is not considered that the development of the site would have an unacceptable impact in visual and landscape impact terms, including on the AONB and World Heritage Site Buffer Zone designations.

In respecting the comments on the details of the development, having regard to the specifics of the design, siting, scale, massing, materials and landscaping of the proposed development in relation to the existing site and surroundings, it is considered that the proposals would not have an unacceptable visual / landscape impact, including on the AONB, the WHS Buffer Zone, nearby listed buildings and the Llangollen Town Conservation Area.

#### 4.2.8 Residential Amenity

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.

Concerns have been raised in relation to how the development would impact on the residential amenity of existing neighbouring properties.

A development of this scale will inevitably lead to increased levels of noise and disruption for occupiers of neighbouring properties. However, having regard to the scale, location, separation distances and design of the proposed development in relation to the existing site and neighbouring properties, it is not considered that the proposals would be so unreasonable in terms of impacts on residential amenity to justify refusal of permission. Assessment of the size of dwellings, the amount and location of amenity space and separation between dwellings within the development, indicates the development would provide satisfactory levels of amenity to proposed future occupiers. The proposals are therefore considered to comply with the policies and guidance listed above.

#### 4.2.9 Ecology

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.

A protected species survey has been submitted and NRW have raised no objections subject to the recommendations being followed and that external lighting is controlled by condition.

The proposals are therefore considered acceptable in relation to impact on ecology subject to condition.

#### 4.2.10 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to

flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

There are individual representations expressing concerns over the capacity of the system.

Foul sewage is proposed to be dealt with via main sewers. Surface water is proposed to be dealt with by soakaway. A drainage strategy has been submitted indicating that soakaways are a realistic option on the site. It is stated that where there are areas of the site that soakaways are less effective than larger soakaways can be used elsewhere on the site to achieve acceptable management of surface water. NRW and DCWW have raised no objection in relation to drainage or flood risk subject to details of the drainage being secured by condition.

Officers consider that sufficient information has been submitted to demonstrate that foul and surface water can be acceptably managed. The exact size and location of proposed soakaways have not been established however it is considered that this detail can reasonably be controlled through condition. Having regard to the above, and subject to conditions requiring the submission of further details, it is considered that the proposals are acceptable in relation to drainage and flood risk.

#### 4.2.11 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.

Various concerns have been raised in relation to the impact of the development in relation to the local highway network and highway safety. Specific concerns are raised in relation to the proposed delay in the construction of the new/improved access from Willow Street.

Assessments in the form of video surveys have been undertaken by the Highways Section. Based on the submission and the collation of additional information the Highways Officers considered that it was necessary that the new access road be completed prior to the construction of any dwellings, to allow construction traffic relating to the dwellings to use this as a route into the site. Following negotiations, the applicant has agreed to this requirement. The Highways Officer has therefore raised no objection subject to conditions requiring appropriate detailing, timing of works, timing of construction of the new road and the submission of a construction traffic management plan to assist in ensuring the impacts of the construction phase on the local highway network are minimised. Welsh Government Highways have not raised an objection in relation to the impact of the development on the A5.

Having regard to the technical consultee responses, the detailing of the proposed access and parking arrangements, the design of junctions, the location of the site and scale of the development, it is not considered that the development would have an unacceptable impact on the local highways network in terms of traffic generation or safety of users, subject to imposition of relevant conditions.

#### 4.2.12 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.

#### **Other matters**

##### Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

#### **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 in relation to policies and guidance.

5.2 It is therefore recommended that Members resolve to grant permission subject to :

1. Completion of a Section 106 Obligation to secure affordable housing, education and open space contributions as detailed in the report.

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

2. Compliance with the following Conditions:

The Certificate of Decision would not be released until the completion of the Section 106 Obligation.

#### **RECOMMENDATION: GRANT-** subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th December 2021.
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission.

Location plan (Drawing No. TMJ-01 revision A) received 26 August 2016  
Proposed elevations and floor plans of all house and garage types (Drawing No's TMJ-11 - TMJ-79 inclusive)  
1:1250 Proposed site plan (Drawing No: TMJ-04 revision J)  
1:500 Proposed site plan (Drawing No: TMJ-05 revision J)

Flood Consequence Assessment (ref: 3453/FCA v1.0)  
Landscaping Plan (Drawing No: TMJ-06 revision C)

3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the occupation of the first unit. Any trees or plants which within a period of 5 years from the completion 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, unless the local planning authority gives written approval to any variation
4. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.
5. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority
6. **PRE-COMMENCEMENT CONDITION**  
No development shall take place until a fully detailed 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 the occupation of the first dwelling.
7. Prior to the installation of any lighting, an external lighting/internal light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority and all lighting installed shall be in accordance with the approved details.
8. The development hereby approved shall be undertaken in accordance with the proposed mitigation, compensation and enhancement set out in section 5 of the submitted ecological assessment.
9. Prior to the commencement of the construction of any of the dwellings hereby approved, the highway works related to the improvement and realignment of Vicarage Road and Willow Street shall be completed in accordance with the approved plans up to and including base course level and shall be available for public use.
10. The facilities for the parking and turning of vehicles within the site shall be completed in accordance with the approved plan before the dwelling to which they relate is first brought into use, and shall be retained as approved at all times thereafter.
11. **PRE-COMMENCEMENT CONDITION**  
No development shall be permitted to commence 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.
12. The approved Statement shall be adhered to throughout the construction period.  
**PRE-COMMENCEMENT CONDITION**  
No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to all of the following:

The detailing of the proposed access/highway works, including the design of the roads and footways, drainage, street lighting, and planting or fencing adjacent to the footway; The works shall be completed in accordance with the approved details before the development to which they relate is first brought into use, and shall be retained as approved at all times thereafter.

13. Prior to the occupation of the first dwelling, details shall be submitted to provide a schedule for the provision of roads and footways, the roads and footways shall be constructed in accordance with the approved schedule to adoption standard in accordance with the approved schedule or as otherwise agreed in writing by the Local Planning Authority.

The reasons for the conditions 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 interests of visual and residential amenity.
4. In the interest of visual amenity.
5. In the interest of visual amenity.
6. In the interest of the management of flood risk.
7. In the interest of maintaining the favourable conservation status of protected species.
8. In the interest of preserving ecological interests.
9. In the interest of the safe and free flow of traffic.
10. To ensure the development is served by a safe and satisfactory access and parking/turning facilities, and in the interests of the free and safe movement of traffic on the adjacent highway.
11. To ensure suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety.
12. To ensure the development is served by a safe and satisfactory access, and in the interests of the free and safe movement of traffic on the adjacent highway.
13. To ensure the development is served by a safe and satisfactory highway arrangements.