

LAYOUT PLAN

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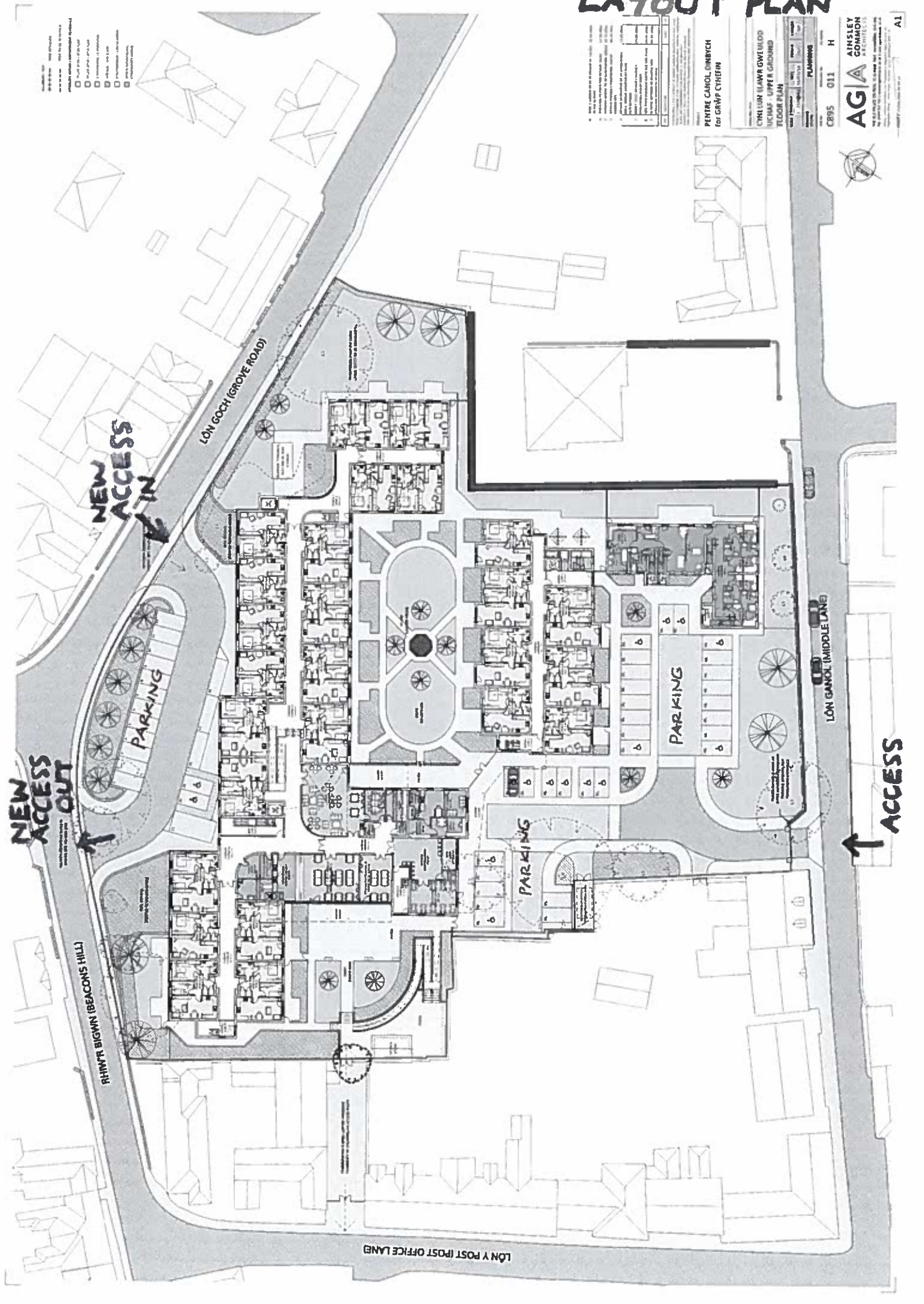
PENTRE CANOL DINBYCH
for GRIP CYHEIN

CYRILLUS HAVR GWEILOD
HEULAS UFFER GROUND
FLOOR PLAN

PLANNING	
Project No.	CB95 011 H
Date	
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Approver	

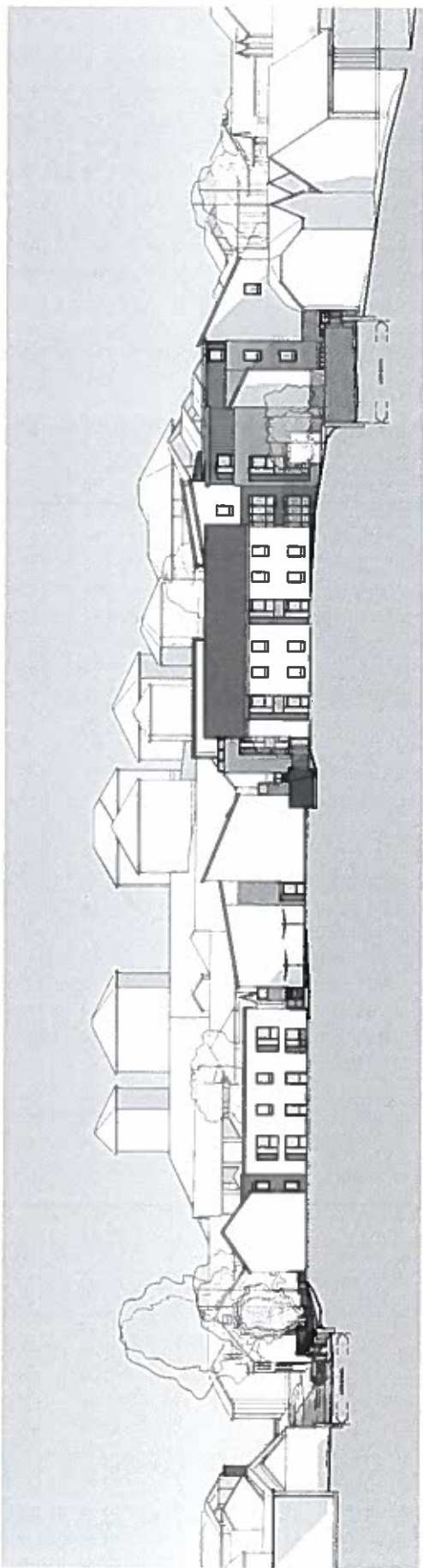
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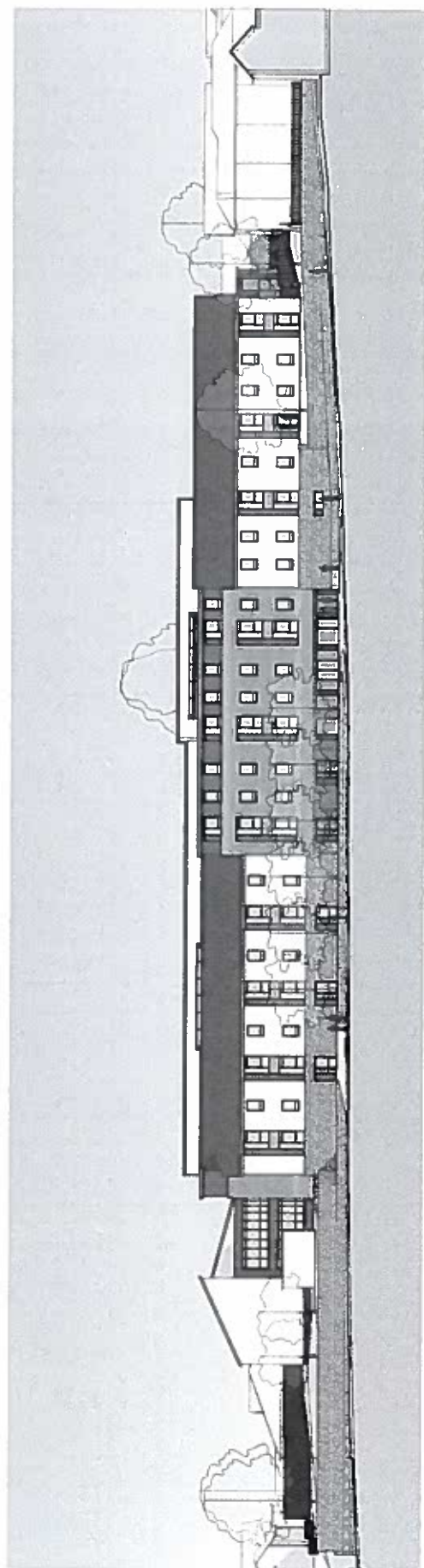


PROPOSED ELEVATIONS

- Key symbols:**
- Proposed elevation
 - Existing elevation
 - Proposed window
 - Proposed door
 - Proposed roofline
 - Proposed balcony
 - Proposed garden
 - Proposed driveway
 - Proposed parking
 - Proposed fence
 - Proposed wall
 - Proposed gate
 - Proposed gatepost
 - Proposed gate pillar
 - Proposed gate leaf
 - Proposed gate handle
 - Proposed gate lock
 - Proposed gate latch
 - Proposed gate hinge
 - Proposed gate roller
 - Proposed gate bracket
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 - Proposed gate bolt
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 - Proposed gate cushion
 - Proposed gate weatherstripping
 - Proposed gate drainage
 - Proposed gate ventilation
 - Proposed gate insulation
 - Proposed gate soundproofing
 - Proposed gate fireproofing
 - Proposed gate security
 - Proposed gate maintenance
 - Proposed gate repair
 - Proposed gate replacement
 - Proposed gate installation
 - Proposed gate removal
 - Proposed gate demolition
 - Proposed gate construction
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 - Proposed gate deodorizing
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 - Proposed gate sterilizing
 - Proposed gate pasteurizing
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 - Proposed gate brewing
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 - Proposed gate seasoning
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 - Proposed gate drying
 - Proposed gate smoking
 - Proposed gate fermenting
 - Proposed gate ripening
 - Proposed gate maturing
 - Proposed gate aging
 - Proposed gate seasoning



GOLWG GOGLEDDO DOWYRABH YN WYNEBUR FEDDYGFA - NORTH EAST ELEVATION FACING SURGERY
SCALE: 1:100



GOLWG GOGLEDDO ORLLEWY YN WYNEBU LON GOCH - NORTH WEST ELEVATION FACING LON GOCH
SCALE: 1:100

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PROPOSED ELEVATION	10/10/2023	PC	PC
2	EXISTING ELEVATION	10/10/2023	PC	PC
3	PROPOSED WINDOW	10/10/2023	PC	PC
4	PROPOSED DOOR	10/10/2023	PC	PC
5	PROPOSED ROOFLINE	10/10/2023	PC	PC
6	PROPOSED BALCONY	10/10/2023	PC	PC
7	PROPOSED GARDEN	10/10/2023	PC	PC
8	PROPOSED DRIVEWAY	10/10/2023	PC	PC
9	PROPOSED PARKING	10/10/2023	PC	PC
10	PROPOSED FENCE	10/10/2023	PC	PC
11	PROPOSED WALL	10/10/2023	PC	PC
12	PROPOSED GATE	10/10/2023	PC	PC
13	PROPOSED GATEPOST	10/10/2023	PC	PC
14	PROPOSED GATE PILLAR	10/10/2023	PC	PC
15	PROPOSED GATE LEAF	10/10/2023	PC	PC
16	PROPOSED GATE HANDLE	10/10/2023	PC	PC
17	PROPOSED GATE LOCK	10/10/2023	PC	PC
18	PROPOSED GATE LATCH	10/10/2023	PC	PC
19	PROPOSED GATE HINGE	10/10/2023	PC	PC
20	PROPOSED GATE ROLLER	10/10/2023	PC	PC
21	PROPOSED GATE BRACKET	10/10/2023	PC	PC
22	PROPOSED GATE STRAP	10/10/2023	PC	PC
23	PROPOSED GATE BOLT	10/10/2023	PC	PC
24	PROPOSED GATE NUT	10/10/2023	PC	PC
25	PROPOSED GATE WASHER	10/10/2023	PC	PC
26	PROPOSED GATE SPACER	10/10/2023	PC	PC
27	PROPOSED GATE PIN	10/10/2023	PC	PC
28	PROPOSED GATE SCREW	10/10/2023	PC	PC
29	PROPOSED GATE NAIL	10/10/2023	PC	PC
30	PROPOSED GATE GLUE	10/10/2023	PC	PC
31	PROPOSED GATE SEAL	10/10/2023	PC	PC
32	PROPOSED GATE GASKET	10/10/2023	PC	PC
33	PROPOSED GATE CUSHION	10/10/2023	PC	PC
34	PROPOSED GATE WEATHERSTRIPPING	10/10/2023	PC	PC
35	PROPOSED GATE DRAINAGE	10/10/2023	PC	PC
36	PROPOSED GATE VENTILATION	10/10/2023	PC	PC
37	PROPOSED GATE INSULATION	10/10/2023	PC	PC
38	PROPOSED GATE SOUNDPROOFING	10/10/2023	PC	PC
39	PROPOSED GATE FIREPROOFING	10/10/2023	PC	PC
40	PROPOSED GATE SECURITY	10/10/2023	PC	PC
41	PROPOSED GATE MAINTENANCE	10/10/2023	PC	PC
42	PROPOSED GATE REPAIR	10/10/2023	PC	PC
43	PROPOSED GATE REPLACEMENT	10/10/2023	PC	PC
44	PROPOSED GATE INSTALLATION	10/10/2023	PC	PC
45	PROPOSED GATE REMOVAL	10/10/2023	PC	PC
46	PROPOSED GATE DEMOLITION	10/10/2023	PC	PC
47	PROPOSED GATE CONSTRUCTION	10/10/2023	PC	PC
48	PROPOSED GATE FINISHING	10/10/2023	PC	PC
49	PROPOSED GATE PAINTING	10/10/2023	PC	PC
50	PROPOSED GATE STAINING	10/10/2023	PC	PC
51	PROPOSED GATE VARNISHING	10/10/2023	PC	PC
52	PROPOSED GATE WAXING	10/10/2023	PC	PC
53	PROPOSED GATE POLISHING	10/10/2023	PC	PC
54	PROPOSED GATE BUFFING	10/10/2023	PC	PC
55	PROPOSED GATE CLEANING	10/10/2023	PC	PC
56	PROPOSED GATE DISINFECTING	10/10/2023	PC	PC
57	PROPOSED GATE SANITIZING	10/10/2023	PC	PC
58	PROPOSED GATE DEODORIZING	10/10/2023	PC	PC
59	PROPOSED GATE DECONTAMINATING	10/10/2023	PC	PC
60	PROPOSED GATE STERILIZING	10/10/2023	PC	PC
61	PROPOSED GATE PASTEURIZING	10/10/2023	PC	PC
62	PROPOSED GATE FERMENTING	10/10/2023	PC	PC
63	PROPOSED GATE BREWING	10/10/2023	PC	PC
64	PROPOSED GATE DISTILLING	10/10/2023	PC	PC
65	PROPOSED GATE PICKLING	10/10/2023	PC	PC
66	PROPOSED GATE CURING	10/10/2023	PC	PC
67	PROPOSED GATE DRYING	10/10/2023	PC	PC
68	PROPOSED GATE SMOKING	10/10/2023	PC	PC
69	PROPOSED GATE FERMENTING	10/10/2023	PC	PC
70	PROPOSED GATE RIPENING	10/10/2023	PC	PC
71	PROPOSED GATE MATURING	10/10/2023	PC	PC
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79	PROPOSED GATE MATURING	10/10/2023	PC	PC
80	PROPOSED GATE AGING	10/10/2023	PC	PC
81	PROPOSED GATE SEASONING	10/10/2023	PC	PC

PROJECT NO: 2023/015
 CLIENT: PENTRE CAROL DINBYCH
 FOR: GRŴP CYNEFIN

DATE: 10/10/2023
 DRAWN BY: PC
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WARD : Denbigh Central

WARD MEMBERS: Cllr Gwyneth Kensler

APPLICATION NO: 01/2016/1241/PF

PROPOSAL: Demolition of existing buildings and redevelopment of land by the erection of 70 extra care apartments, community living unit, construction of new vehicular and pedestrian accesses, alteration of existing vehicular access and hard and soft landscaping.

LOCATION: Site of former Denbigh Technology And Vocational Education Centre Middle Lane Denbigh

APPLICANT: Mr R Bryn Davies
Grwp Cynefin

CONSTRAINTS:

PUBLICITY Site Notice - Yes

UNDERTAKEN: Press Notice - Yes
Neighbour letters - Yes

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

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

DENBIGH TOWN COUNCIL

"No objections. The Town Councillors did however wish to confirm that they would like the old building at the location be recorded as per notification from Fiona Gale."

NATURAL RESOURCES WALES

Recommend any permission is subject to conditions.

In relation to protected species, the ecological assessment is satisfactory for the purposes of considering the application and the recommendations proposed within the report should be adhered to so as to avoid adverse impacts on bats. The applicant should be advised that should bats be discovered at any stage during the works, all work should stop immediately and NRW contacted for further advice.

If any mature trees will need to be felled as part of the scheme, they should be checked for features that may be used by bats (i.e. cavities, cracks, holes & ivy cover). Where impacts on bats are considered likely, then those trees should be subject to emergence surveys at an appropriate time of year. Should bats be found to be using the trees as roosting sites then expect proposals for the delivery of appropriate mitigation and/or compensation schemes, along with Reasonable Avoidance Measures, to ensure the favourable conservation status of the species is maintained.

In relation to flood risk, the site is not considered to be at risk from surface water flooding.

The Ground investigation reports indicate that there has never been any potentially contaminative land use on the site, and the intrusive investigation carried out did not indicate any evidence of contamination.

Reuse of material arising from demolition/excavation works is encouraged within the proposed development site.

DWR CYMRU WELSH WATER

Request inclusion of conditions and advisory notes if permission is granted.

In relation to sewerage, require standard conditions to ensure separate systems and connections for foul and surface water.

No problems envisaged with the Waste Water Treatment Works for the treatment of domestic discharges. Water supply can be made available to serve this proposed development.

NORTH WALES POLICE DESIGNING OUT CRIME OFFICER

Comments on detailed elements of the layout

WALES AND WEST UTILITIES

Advises that there is apparatus in the area and may be affected and at risk during construction works. Should the planning application be approved then the promoter of these works should contact them to discuss requirements before any works commence on site.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Highways and Infrastructure

- Highways Officer

Has assessed all the information submitted with the application including the transport statement and the existing use of the site and the access arrangements where the access/egress onto Grove Road will be one way and full details of this will be approved at the detailed design stage which will be covered by a suitably worded condition. The visibility splays shown on the submitted documents comply with the requirements of table B in Tan 18 and the parking provision complies with Denbighshire's SPG 21 Parking Standards. Taking the above into account there are no reasonable grounds to refuse planning permission and therefore has no objection to the application subject to conditions.

Archaeologist

Has checked the Historic Environment Record and there are no previously known archaeological sites. However the original school building is of interest and prior to demolition a level 3 record of the building should be made. A condition should be attached to any permission, should it be granted, which ensures that this takes place.

Strategic Planning and Housing Officer

The Grwp Cynefin Pentre Canol Extra Care proposal has been drawn up with in partnership with Denbighshire County Council. 58% of the funding will be accessed from funding strategically managed by the authority and the configuration of support and type of units has been determined through discussions with DCC's Community Support Services.

The development is a core objective of the Denbighshire County Council Housing Strategy 2016-2021, as the need for such a facility in Denbigh has been established by Community Support Services and Housing Strategy.

Sheltered Housing is no longer popular, with people living longer in retirement and people having very varied support needs. Extra Care Housing can cater for these needs as the residents can choose the level of support required. Extra Care Housing is particularly suitable for couples who may have very differing levels of care, which this model of housing can support.

Housing Strategy support the proposed Extra Care development on this site.

Tree consultant

The proposed layout would result in the removal of a mature copper beech that is a prominent specimen affording significant amenity. It is disappointing that the scheme did not make provision for the retention of this tree within the conservation area. The copper beech to be

felled complements the other copper beech T12 at eastern end of the site providing attractive markers for the beginning and end of the development.

The other trees to be removed are less significant and the removal of several, where the new access is proposed, is an inevitable consequence of redevelopment of this large and derelict site. Three mature trees to be retained (T1, T2 and T12) afford significant amenity and will need to be safeguarded during development using an Arboricultural Method Statement, if consent is granted. Taking into account the above I would recommend that the proposed landscaping is looked at again if consent is granted.

Comments following submission of Arboricultural Method Statement

Accepts the contents of the Arboricultural Method Statement and indicates this forms part of the consent.

RESPONSE TO PUBLICITY:

For the record, the planning application was publicised by way of neighbour notification letters to the properties surrounding the site.

Representations have been received from:

A Thomas, 3 Rose Villas, Middle Lane, Denbigh.

M. Fairlamb, 67 Beacon's Hill, Denbigh

Summary of planning based representations:

Principle

Welcome the development of the site / Questions over whether the development is supported living for the care of the elderly, supported living for other vulnerable adults, or is it a combination of both? No recognition of the impact on the existing community in the area and the potential additional burden this proposal will demand

Highways

Traffic survey flawed as it does not take account of new retail park and flows at mini roundabout at bottom of Barker's Well / junction at Beacons Hill and Grove Road is set to become very busy/ one-way system in and out of the site is unlikely to be easily manageable for larger vehicles with the current levels of on-street parking/ residents of Beacons Hill have very limited parking available hence if to ease entry and egress from the new site, it is likely that existing parking restrictions at the bottom of Beacons Hill, Grove Road and Llys Thomas Jones will be extended, there is no allowance in the plan to accommodate the displaced vehicles / development provides an opportunity to do something positive for the residents of the surrounding (e.g. excavating and moving the retaining wall to the site on Grove road and Beacons Hill could provide parking bays off the main carriageway.

Impact on residential amenity

Potential noise impact from demolition and construction on residents who have original single-glazed windows in their properties

Design / conservation area issues

Interesting issues to consider in respect of loss of period building and design / use of materials given restrictions on existing properties

EXPIRY DATE OF APPLICATION:

27/02/2017

Extension of time agreed to 17/03/2017

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application seeks full planning permission to develop an 'extra care' and supported housing scheme for the elderly and vulnerable on a 0.98 ha site occupied by the former Middle Lane school complex. The applicants are Grwp Cynefin.

1.1.2 The following item on the agenda is the Conservation Area Consent application dealing with the demolition of the existing buildings on the site, application no. 01/2016/1243.

1.1.3 The main elements of the proposals are:

- The demolition of the existing Middle Lane school buildings
- The erection of 70 accommodation units and a community living unit, in three blocks – a main block at the north end of the site fronting Beacon's Hill / Lon Goch, and two smaller detached blocks at the Middle Lane (south) end of the site
- Associated highway works including new accesses to serve 18 parking spaces off Beacon's Hill / Lon Goch and improvements to the existing entrance off Middle Lane to serve 30 parking spaces
- Internal service roads, sewers, and sustainable drainage
- 2 Internal courtyards and strategic and hard / soft landscaping.

The documents refer to the development as Pentre Canol.

1.1.4 The accommodation would consist of 42 two bedroom and 28 one bedroom apartments for people with extra care and supported living needs, and a community living dwelling for 4 individuals who need more formal care and support. Communal facilities would be provided in the main extra care building, including catering facilities in a café to assist those less able to prepare meals and to offer residents the opportunity to eat together. The community living unit would accommodate a carer's sleep over unit.

1.1.5 The majority of units are of two storey height, with the exception of those which front Beacon's Hill / Lon Goch, which are three and part four storey.

1.1.6 The creation of the new access arrangement off Beacon's Hill / Lon Goch is to ensure that larger delivery and emergency vehicles can enter the site using a safe one way system close to a new entrance to the units with service and passenger lifts. It is suggested that this will dramatically reduce traffic flows to the site from Lôn Ganol, while having a minimal effect on the road geometry in Lôn Goch.

1.1.7 A copy of the site plan is attached at the front of the report, along with some of the elevation drawings to show the main elements of the scheme.

1.1.8 The supporting documents include a Design and Access Statement, a Transport Statement, Drainage Strategy, an Arboricultural Impact Assessment and Tree report, a Ground Investigation Report, and a Heritage Impact Assessment. There are a range of elevation, perspective and floor plans showing the detailing of the units.

1.1.9 The Design and Access Statement provides commentary on the background to the proposals, the context, factors affecting development, design objectives, and how the scheme deals with the character of the area, environmental sustainability, access,

movement and community safety. It also summarises the pre-application consultation exercise undertaken on the proposals.

Of relevance to the application are the following extracts from the Design and Access Statement –

‘New affordable housing is one of the major economic drivers behind regeneration. Extra care housing and supported housing for the elderly and vulnerable provides affordable, flexible and adaptable accommodation that meets the criteria for lifetime homes.

In addition, by providing communal amenities residents have access to a wide range of support facilities. This includes hot meals prepared on site. Shared accommodation such as the residents lounge and dining rooms encourage social interaction and allow residents to develop friendships through involving themselves in recreational activities, healthy pursuits and interests.

The proposed scheme at Pentre Canol aims to provide an exemplar extra care scheme providing a local resource for residents of Denbigh and the community beyond, a new sustainable building providing a model older persons living scheme in line with the Welsh Assembly’s policies and objectives so that it is:

- Easily accessible avoiding steep gradients where possible
- Integrated and relating to the community
- As near to public transport links as possible
- Near local services and amenities such as shops, church, GP, pub etc

The scheme will provide a mix of affordable homes for older people and couples and those with supported living needs, offering a range of new accommodation to meet differing housing needs with shared facilities to aid daily living.’

1.2 Description of site and surroundings

1.2.1 It is understood the original school was built in the early 1900’s and has been extended over time, and the complex has been in use as a Further Education Centre. It contains a mix of traditional stone buildings, more modern masonry and flat roof buildings from the 1950s, and light weight timber framed low pitched roof buildings from the 1970’s.

1.2.2 The main vehicle access is off Lôn Ganol (Middle Lane), with pedestrian access off Lon Goch.

1.2.3 The site has level access from Lon Ganol but falls sharply down via high stone retaining walls to Lôn Goch. There are large expanses of tarmacadam within the site, providing car parking and recreation areas, and the area between the more modern buildings and Lon Ganol is partly grassed and has some mature trees, and the overgrown strip between the buildings and Lon Goch has some shrubs and mature trees.

1.2.4 There are a mix of existing uses around the site. Along Lon Ganol there is a doctor’s surgery immediately to the north east, and dwellings to the south west and on the southern side of that road. Houses on Post Office Lane back onto the south western boundary, and run along the opposite side of Beacon’s Hill and Lon Goch, with the exception of the Denbigh Museum buildings (the old Magistrates Court), which would be opposite the proposed new vehicular access / parking area.

1.3 Relevant planning constraints/considerations

1.3.1 The site is within the development boundary for Denbigh on the Proposals Map in the Local Development Plan. It has no specific use annotation in the plan.

1.3.2 It lies within the Denbigh Conservation Area boundary, which stretches from the town centre, north of the Museum and beyond the Vale Street / Rhyl Road junction.

1.4 Relevant planning history

1.4.1 The only record of planning applications in relation to the site concerns proposals in connection with the education use, so these are of no direct relevance to the current proposals.

1.5 Developments/changes since the original submission

1.5.1 In response to questions over the nature of the supported housing scheme, the applicants and agents have confirmed that the term 'vulnerable' 'is used in housing circles to signify people, for health or wellbeing reason, who have difficulty in living independently without some level of support, and that the project is aimed specifically at residents with support needs'. They have referred to the contents of the Design and Access Statement which provides clarification of the breakdown of units within the scheme:

- 52 No. Extra Care Apartments – for people over 55 years old who may require supported living
- 14 No. Apartments – Active elderly apartments who may not need the supported living provisions provided within the Extra Care facility but it provided social interaction with the residents.
- 1 No. Community living unit – For people with learning difficulties who require 24 hour support
- 4 No. Apartments above the community living unit – Apartments for individuals with low level learning difficulties who may need support but do not require 24/7 formal service.

2 **DETAILS OF PLANNING HISTORY:**

2.3 None of specific relevance to the current application.

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 BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

1.3 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 Design Guide

3.2 Government Policy / Guidance

Planning Policy Wales Edition 9, 2016

Technical Advice Notes

TAN 1 Joint Housing Land Availability Studies

TAN 2 Planning and Affordable Housing

TAN 5 Nature Conservation and Planning

TAN 12 Design

TAN15 Development and Flood Risk

TAN 18 Transport

TAN 20 The Welsh language – Unitary Development Plans and Planning Control (2013)

4 **MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, December 2016 (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). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, towards the aim of sustainability.

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 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space
- 4.1.10 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 main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Denbigh, which is designated as a Lower Growth Town in the adopted Local Development Plan.

Although the site is not allocated for a specific use, the principle of developing 'brownfield' land within a development boundary as a 'windfall' site involving provision of specialist extra care housing would be consistent with the intentions of the Development

Plan, and would contribute to achieving housing need targets. Officers would suggest the acceptability of the particular proposals therefore has to rest on the local impacts, which are reviewed the following sections of the report.

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.

The site area in this instance is indicated as 0.98 hectares. The proposal is effectively for the erection of 71 dwellings, which represents a density of around 70 d/ha, well above the figure promoted in Policy RD1. The text accompanying the policy indicates that higher densities will be sought in more sustainable locations where there is a range of services / facilities and good transport links including public transport provision.

Having regard to the nature of the development, its town centre location and proximity to services and public transport, Officers consider this density can be accommodated without unacceptable impacts, and would not 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 acceptable.

4.2.3 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

In relation to the potential visual impacts arising from the development, the Conservation Officer suggests control should be retained over the detailing of external wall and roof materials. The Council's tree consultant has reservations over the loss of a copper beech and at some of the detailing of the landscaping, but suggests measures to protect retained trees and submission of a revised landscaping scheme.

The proposals involve the demolition of a range of buildings of mixed styles and character, many of poor visual quality. The exception is the original stone school buildings which have been impacted by alterations and extensions, and which are now suffering from dry rot and are not considered capable of economic conversion. It is concluded that demolition is not unacceptable in this instance.

The proposals for the redevelopment are described in the submission as 'contemporary'. They have been developed to meet the needs for level access, having regard to the character and proximity of surrounding long established uses. The Design and Access Statement refers to the mixed architectural styles and typologies locally, and argues that the proposals respect these and the Conservation Area by avoiding long unbroken linear design, stepping development down the site, in a domestic scale. Materials proposed include textured render, brick and cladding (subject to approval) and it is intended to re-use stone on the boundary walls.

In relation to the removal of trees, the following extract from a revised report from the applicant's Tree Consultants is of assistance in setting out the rationale and positive approach to the development of the site:

The most visually prominent trees to be removed are numbers 6, 9 & 10 which have been

categorised as 'A' & 'B' grade i.e. high & moderate quality trees that are of visual importance as arboricultural and/or landscape features to the locale. Tree number 6 is however a fully mature specimen located on a steep sided embankment above Beacons Hill Road. Whilst the tree currently offers high amenity value, it is reaching the end of its safe and useful life expectancy and as such will in the near future start to decline and represent a considerable risk to the road users and surrounding residential dwellings. The removal of tree numbers 6, 9 & 10 is an unfortunate necessity in order to accommodate the required new vehicular access/egress and construct the well needed new extra care facility to the area. The new development does however offer an opportunity to radically enhance the landscape quality and setting of the Conservation Area through the proposed extensive new tree planning and landscape works associated with the scheme. This is the most sustainable means of ensuring continued tree cover to the locale as opposed to retaining mature/over-mature trees within confined locations that will cause continued conflicts to future residents of the site and the surrounding community.

Given the context outlined, Officers consider the proposals to be appropriate in respect of neighbouring development, subject to control over materials and the detailing of hard / soft landscaping. It is regrettable that some trees within the site would be lost in order to facilitate the development, but as noted, many are in poor condition, some good specimens are to be retained, and there are proposals for extensive additional planting which would soften the appearance of the development over time. In terms of visual amenity impacts, it is concluded that with suitable conditions to deal with external wall and roof materials and landscaping, the proposals are well considered and would be appropriate for their location.

4.2.4 Residential amenity

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

There are no local concerns expressed over potential for loss of privacy, adverse residential amenity impacts etc. from the new development. However, there are points raised by local residents in relation to potential disturbance, noise and dust, etc. at construction stage.

In relation to privacy matters, whilst minor revisions to the location of first floor windows on the flats close to the rear gardens of the property Tan Y Berllan and nos 38-44 Post Office Lane would be necessary to address privacy issues, the location and detailing of the development are such that there is very limited potential for direct physical impacts such as overpowering / overlooking / loss of privacy for residents of existing property from the new units. Concerns over construction stage activity is understandable but it would be unreasonable in Officers opinion to prevent a development on these grounds, as it would be normal practice to oblige submission and approval of a Construction Method Statement to control hours of work, site activity, routing of traffic, etc, to minimise impacts on the surrounding area.

4.2.5 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 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.

There are no concerns expressed over the potential impact on ecology as a result of the development. Natural Resources Wales have raised no objection.

Subject to the inclusion of suitable conditions on any permission, it is suggested ecological interests can be suitably protected in relation to the development on this site.

4.2.6 Drainage

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 no adverse representations over drainage issues. Natural Resources Wales and Dwr Cymru /Welsh Water have raised no objection to the proposal subject to the inclusion of suitable conditions being imposed if planning permission is granted.

In Officers' opinion, drainage issues can be covered by the inclusion of suitable conditions on any permission.

4.2.7 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, servicing 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.

There are concerns raised by local residents in relation to highway safety, including comment on the adequacy of the traffic survey and impacts on traffic flow. There is unease over construction stage activity. There are suggestions that the development should include provision for parking for existing residents.

The Highways Officer has no objections to the proposal, having regard to the information submitted with the application including the transport statement, the existing use of the site and the access arrangements. Conditions are suggested to deal with minor points of detail and the management of construction stage operations.

It is not considered, with respect to comments raised, that there are any strong highway grounds to oppose the development. The Highways Officer is satisfied at the proposed access, servicing and parking arrangements. A standard condition would need to be included to oblige submission and approval of details of construction stage operations. Officers consider that minor amendments are necessary to the detailing of the Beacon's Hill / Grove Road access and servicing area but this can also be subject to suitable condition(s) if a permission is granted. It would not be reasonable in Officers' opinion to expect a scheme of this nature to provide off street parking for existing residents as there is limited space within the site to achieve the level of parking necessary in connection with the development itself, and the scheme is not displacing any existing on street parking.

4.2.8 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, provision of affordable housing in connection with housing developments.

The Council's Housing Officer has confirmed the proposal has been drawn up in partnership with Denbighshire County Council, and the development is a core objective of the Denbighshire County Council Housing Strategy 2016-2021, as the need for such a

facility in Denbigh has been established by Community Support Services and Housing Strategy. She confirms that sheltered housing is no longer popular, with people living longer in retirement and people having very varied support needs, and that . Extra Care Housing can cater for these needs as the residents can choose the level of support required, and is particularly suitable for couples who may have very differing levels of care, which this model of housing can support.

The scheme is for specialist housing provision meeting needs identified by the County Council and Grwp Cyefin. It is considered that the proposals offer a unique opportunity to deliver affordable accommodation in the town to assist meeting these needs.

4.2.9 Open Space

Policy BSC 11 requires proposals for all new residential development to make provision for recreation and open space either on site, or by provision of a commuted sum. It is specified that open space should always be provided on site.

The proposals include for two private courtyards to serve the development, with landscaped areas around its periphery.

In Officers opinion, the open space provision is well geared to the type of development and should provide a high quality environment for residents.

4.2.10 Impact on Welsh Language and Social and Cultural Fabric

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

The Community and Linguistic Statement submitted with the application states that the 2011 census figures show 24.6% of Denbighshire residents identify themselves as being able to speak Welsh compared with an all Wales average of 19%. The scheme is wholly devoted to meeting the needs of elderly residents from the Denbigh area, and as such is likely to represent the linguistic character of the community. The residents will vacate existing housing in the area, but the scale and nature and dispersion of that housing is such that it is most unlikely to create conditions that could undermine the position of the Welsh language in the community. The rest of the Statement reinforces the conclusion that impacts on the language will be minimal.

As the proposal is for accommodation likely to benefit elderly persons already living in the locality, it is not considered that an extra care development on this site would - by virtue of its size, scale, and location - cause significant harm to the character and language balance of the community.

Other matters

Pre – application consultation

The proposals were subject to a pre-application consultation exercise in November / December 2016. The report on this exercise is included as part of the application. It refers to comments raised on highway and parking issues, and construction stage noise / disturbance, along with points from statutory consultees. It suggests that the Design Team has considered all the issues and that these have been resolved as well as possible for a site with known constraints.

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 development.

5 SUMMARY AND CONCLUSIONS:

- 5.1 The application relates to the redevelopment of a brownfield site within the development boundary of Denbigh in the adopted Denbighshire Local Development Plan.
- 5.2 The proposals are for a development of 70 apartments and a community living unit, offering extra care / supported housing for the elderly and vulnerable.
- 5.3 The report sets out the main planning issues which appear relevant to the consideration of the application. There is general support for the principle of the development and representations over the local impacts including on traffic, noise / disturbance.
- 5.4 In respect of the highway concerns, the proposals have been scrutinised by the Highways Officer, and it is considered reasonable to consent to the development subject to imposition of conditions. In respecting local comments over highway matters, these are not considered to be of such significance as to merit a negative recommendation.
- 5.5 In Officers' opinion this is a scheme with considerable merit which justifies support.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 15th March 2022
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:
 - i. Site survey drawing no. 002 Rev A received 22 December 2016
 - ii. Lower ground floor drawing no. 010 Rev J received 22 December 2016
 - iii. Upper ground floor plan drawing no. 011 Rev H received 22 December 2016
 - iv. First floor plan drawing no. 012 Rev F received 22 December 2016
 - v. Second floor plan drawing no. 013 Rev F received 22 December 2016
 - vi. Roof plan drawing no. 014 Rev D received 22 December 2016
 - vii. Proposed elevations drawing no. 015 Rev C received 22 December 2016
 - viii. Proposed elevations drawing no. 016 Rev C received 22 December 2016
 - ix. Soft landscape masterplan drawing no. 1754/SI/01 received 22 December 2016
 - x. Design and Access Statement received 22 December 2016
 - xi. Preliminary Tree Constraints plan drawing no. 01 received 22 December 2016
 - xii. Arboricultural Impact Assessment drawing no. 02 received 22 December 2016
 - xiii. Tree Protection Plan drawing no. 03 received 22 December 2016
 - xiv. Geotechnical Ground Investigations 1 to 4 received 29 December 2016
 - xv. Tree Mitigation Statement received 22 December 2016
 - xvi. Swept path analysis and visibility splays drawing no's SK1 to SK5 received 22 December 2016
 - xvii. Exclusions from Asbestos Demolition and Refurbishment Surveys received 22 December 2016
 - xviii. Transport Statement received 29 December 2016
 - xix. Baseline Ecological Planning Application Assessment received 22 December 2016
 - xx. Heritage Statement received 22 December 2016
 - xxi. Arboricultural Impact Assessment/Method Statement Rev A received 7 February 2017
 - xxii. Landscape Specification received 22 December 2016
 - xxiii. Utility Study 1 and 2 received 22 December 2016

- xxiv. Drainage Strategy received 29 December 2016
- xxv. Asbestos Survey Part A, B & C received 29 December 2016
- xxvi. Community Linguistic Impact Statement received 12 January 2016
- xxvii. Location plan received 22 December 2016

3. No development shall be permitted to commence on the external faces of the walls or roofs of any buildings until the written approval of the Local Planning Authority has been obtained to the details of all the materials and finishes it is proposed to use thereon, including, where relevant, the texture, type and colour of the finish. The development shall be undertaken strictly in accordance with the details approved under this condition.
4. Notwithstanding the submitted hard and soft landscaping scheme, no site clearance work or works of construction shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a revised scheme. All planting, seeding or turfing comprised in the approved details of landscaping under this condition shall be completed no later than the first planting and seeding season following the occupation of the final 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.
5. 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.
6. 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.
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. Should bats be discovered at any stage during the works, all work should stop immediately and Natural Resources Wales should be contacted for further advice.
9. Prior to the occupation of any of the apartments hereby approved, the highway works, arrangements for the loading, unloading, parking and turning of vehicles, and the parking areas off Beacon's Hill and Middle Lane shall be completed in accordance with the relevant approved plans and any conditions relating thereto.
10. 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.
 - i) the routing of construction traffic
 - j) the location and construction of the temporary site access during construction

The approved Statement shall be adhered to throughout the construction period.

11. Notwithstanding the submitted plans, the detailing of the accesses, parking and servicing area off Grove Road / Beacon's Hill and Middle Lane shall not be as shown, but shall be in accordance with such details including design, layout, construction, street lighting, retaining structures and drainage, as are submitted to and approved in writing by the Local Planning Authority prior to the commencement of works thereon. The development shall proceed strictly in accordance with the details approved under this condition, and shall be completed prior to the occupation of the first apartment.
12. This permission does not grant consent for pedestrian or vehicular access from / to the site between nos. 46 and 48 Post Office Lane, annotated on the plans as 'Possibility of creating an access route'.
13. None of the units shall be permitted to be occupied until the written approval of the Local Planning Authority has been obtained to the detailing of the proposed pedestrian entrance alongside the main site access off Middle Lane, and the entrance has been completed in accordance with the approved details.
14. Notwithstanding the submitted plans, the first floor fenestration of the unit served by Stair 4 shall not be as shown, but shall be in accordance with such details as are submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction thereon. The development shall proceed strictly in accordance with the details approved under this condition.
15. No demolition, site clearance, or development shall be permitted to begin until a Level 3 photographic record has been made of the buildings on the site in accordance with the standard methodology in the Clwyd-Powys Archaeological Trust's specifications, as set out in the Notes to Applicant attached to this permission, and the resulting photographs have been forwarded on a CD or DVD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Tel. 01938 553670.
16. Only foul water from the development site shall be allowed discharge to the public sewerage system and this discharge shall be made at or beyond manhole reference number SJ05664303 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.
17. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
18. No works of construction shall commence until a drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul, surface and land water, and include an assessment of the potential to dispose of surface and land water by sustainable means, and detailed infiltration tests to provide information on the ability of the site to accommodate soakaway drainage. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water, surface water and land drainage shall be allowed to connect directly or indirectly with the public sewerage system.
19. With the exception of the alterations necessary to create a pedestrian access near the Middle Lane entrance in accordance with condition 13, the stone frontage wall and railings along Middle Lane shall be retained in their entirety unless the written approval of the Local Planning Authority has been obtained to proposals for any alterations.
20. An updated Arboricultural Method Statement (AMS) shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of development.
The AMS shall include:-
 - Updated Root Protection Areas (RPAs) and protective barrier details
 - Changes of levels within RPAs
 - Details for the demolition of the building and removal of hard surfacing within the RPA of the retained copper beech T12.
 - Details for the excavation and construction of the building within the RPA of T12
 - Proposed pruning to T12 to facilitate development
 - Details for the removal or decommissioning of underground services within the RPAs of T1, T2 or T12
 - Details for the installation of underground services within the RPAs of T1, T2 and/or T12
 - Details of arboricultural supervision and liaison with site manager

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 amenity.
4. In the interests of visual and residential amenity.
5. In the interest of visual amenity.
6. In the interest of visual amenity.
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 suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety.
11. In the interests of visual amenity.
12. For the avoidance of doubt.
13. In the interests of the safety of pedestrians seeking access to and from the site.
14. In order to protect the residential amenities of the users of adjoining properties.
15. In the interests of investigation and recording of historic/listed buildings.
16. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
17. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
18. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
19. In the interests of visual amenity.
20. Comprehensive details have not been provided and they are necessary to ensure the trees to be retained are adequately safeguarded.