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11/2016/0324

Scale: 1:2500

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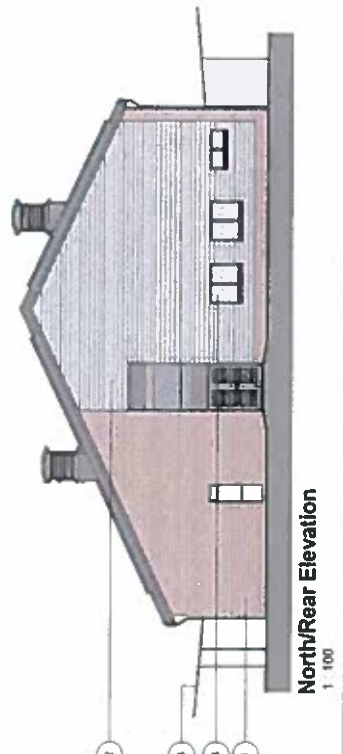
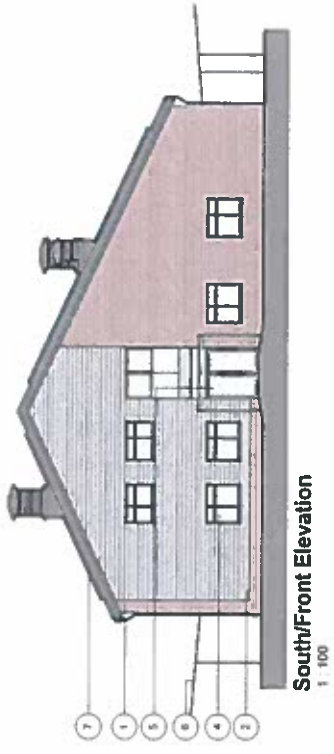
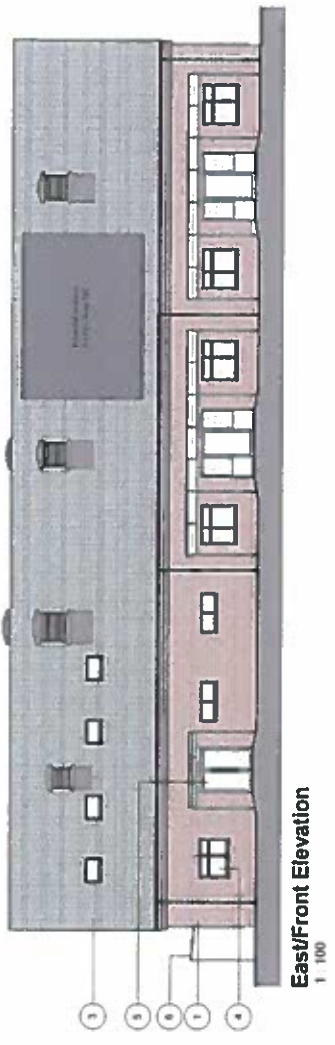
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General Notes

1. Colors shown by the TACAP color chart are for reference only. Final colors to be used without these are those approved.
2. All elevations are shown on the basis of a 1:100 scale. All elevations are shown on the basis of a 1:100 scale.
3. All elevations are shown on the basis of a 1:100 scale. All elevations are shown on the basis of a 1:100 scale.
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MATERIALS

1. Red Brick
2. Light Grey Concrete
3. Dark Grey Concrete
4. White Render
5. Blue Render
6. Green Render
7. Yellow Render



Item	Description	Quantity	Unit
1	Red Brick	1000	m ²
2	Light Grey Concrete	500	m ²
3	Dark Grey Concrete	500	m ²
4	White Render	1000	m ²
5	Blue Render	1000	m ²
6	Green Render	1000	m ²
7	Yellow Render	1000	m ²

OPUS International Consultants & Denbighshire County Council

Project Name: Ysgol Carreg Emlyn
 Project No: 1100011
 Date: 05/11/16
 Client: Denbighshire County Council
 Location: Ysgol Carreg Emlyn, Denbighshire, Wales
 Scale: 1:100

TACAP

FLOOR PLANS

- General Notes:
1. Consult the site plan for all dimensions and check all levels against the site plan.
 2. All dimensions are in millimetres unless otherwise stated.
 3. All dimensions are in millimetres unless otherwise stated.
 4. All dimensions are in millimetres unless otherwise stated.
 5. All dimensions are in millimetres unless otherwise stated.
 6. All dimensions are in millimetres unless otherwise stated.
 7. All dimensions are in millimetres unless otherwise stated.
 8. All dimensions are in millimetres unless otherwise stated.
 9. All dimensions are in millimetres unless otherwise stated.
 10. All dimensions are in millimetres unless otherwise stated.

No.	Area	Description	Area (m ²)	Volume (m ³)
1	100845	Proposed Floor Plans		
2	100845	Proposed Floor Plans		
3	100845	Proposed Floor Plans		
4	100845	Proposed Floor Plans		
5	100845	Proposed Floor Plans		
6	100845	Proposed Floor Plans		
7	100845	Proposed Floor Plans		
8	100845	Proposed Floor Plans		
9	100845	Proposed Floor Plans		
10	100845	Proposed Floor Plans		

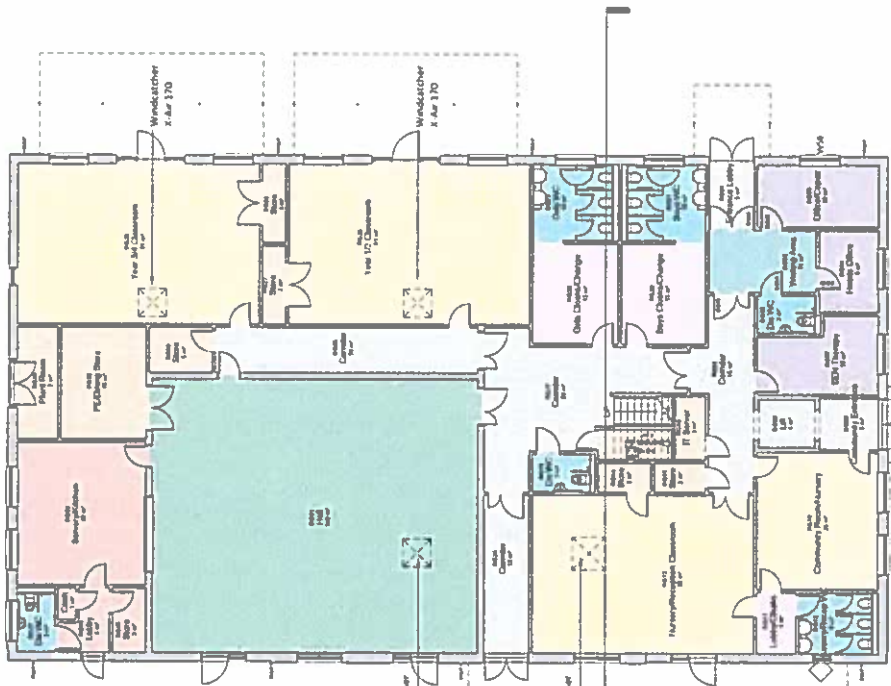
OPUS International Consultants & Denbighshire County Council

Ysgol Carreg Emlyn
 Proposed Floor Plans
 1 100845 20 11 16 IN RIG Wrexham
 IM003 GA 011 D

TACP Architects Ltd
 100 High Street, Wrexham, CH1 1 1JY
 01978 711111
 taccp@taccp.co.uk



Proposed First Floor
1 100



Proposed Ground Floor
1 100

WARD : Efenechtyd

WARD MEMBER(S): Cllr Eryl Williams

APPLICATION NO: 11/2016/0324/ PF

PROPOSAL: Development of 0.95ha of land by the erection of a new community primary school including external play areas, habitat area, car parking with drop off area and formation of new vehicular access

LOCATION: Land to the north of Clocaenog Clocaenog Ruthin

APPLICANT: MrDavid Rich Denbighshire County Council

CONSTRAINTS: C2 Flood Zone

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

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

- Recommendation to grant – 4 or more individual objections received

CONSULTATION RESPONSES:

CLOCAENOG COMMUNITY COUNCIL

'Clocaenog Community Council held a meeting on 5th April 2017 to consider the observations and the members of the Community Council resolved to raise no objections to the re-consultation plans and to approve the erection of the new primary school at the above location.'

NATURAL RESOURCES WALES

Raise no objections subject to the inclusion of conditions relating to the following issues;

- Foul sewage disposal
- European Protected Species Licence and protected species mitigation
- Surface water management
- Biosecurity

DWR CYMRU / WELSH WATER

Objected to the original submission based on the lack of capacity of the mains sewer system. Removed that objection following the amendment of the proposals to utilise a cesspool.

CLWYD POWYS ARCHAEOLOGICAL TRUST

Advise that that the proposed access and parking area on the frontage of the site lie within the predicted medieval historic core of Clocaenog and there is moderate potential for sub surface archaeology. Suggest a scheme of investigation is secured by condition to allow recording of any findings.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

Highways Officer

Raise no objection subject to the inclusion of conditions securing the provision of suitable access arrangements, site layout and construction traffic management,

County Archaeologist

Advises that the site lies within the Historic Core of Clocaenog. Recommends that a scheme of archaeological investigation is carried out during the soil stripping phase in the location of the car entrance and car parking areas.

RESPONSE TO PUBLICITY:

In objection

Representations received from:
Glyn & Viv Jones, Bryn Llan, Clocaenog
Anne Wilkes, Ty Dori, Clocaenog
Mr & Mrs Collins, Nant Llafarddu, Clocaenog
Robert Jones, 4 Erw Las, Clocaenog
Barry Fletcher, Cefn Isa, Clocaenog
Peter and Hayley Shellard, The Old School Cottage, Clocaenog
Mr K J Atherton, 8 Maes Caenog, Clocaenog
J. Vlies, Ty Capel, Clocaenog
M.V. & J.G. Baker, The Fron, Clocaenog, Ruthin
C. E. Ford, 1, Erw Las, Clocaenog
M. Merritt, 2, Erw Las, Clocaenog
Michael Parton, The Old Reactory, Clocaenog
Robert Jones, 4 Erw Las, Clocaenog
Kenneth Atherton, 8 Maes Caenog, Clocaenog
Soosie Black, Stryt Cottage, Clocaenog
Juliette Roberts, Tan y Coed, 5 Erw Las, Clocaenog
Stephen Thornley, Orchard House, Clocaenog
Mr & Mrs Jones, Henblas, Clocaenog
The Rt Hon David Jones MP/AM
Andrew Hilton, Glan Aber, Clocaenog
PL Planning on behalf Clocaenog Residents Group
Olwyn Ellis, Ysgubor, Henblas, Clocaenog
David Jones MP/AS
Mr & Mrs Mathew Jones, Henblas, Clocaenog
Julie Starling - 8 Maes Caenog, Clocaenog

Summary of planning based representations in objection:

Principle - site not acceptable as not allocated and outside of the development boundary, development not needed in Clocaenog

Visual Amenity - Development would be harmful to the amenity due to loss of open aspect, design of scheme in terms of scale, form, materials and design features not appropriate

Residential Amenity - Loss of residential amenity due to increased noise, activity and odour

Highways - existing network not suitable to accommodate proposed development, construction and use of the site would have negative impact on highways safety

Drainage - Use of cesspool not appropriate, issues of flood risk

In support

Representations received from:

Petition in support of the proposal received and signed by 369 individuals. The petition included photograph of some of the individuals in support.

From the following individuals;
Heledd Rees, Nodyn y Nant, Clocaenog
Oswyn & Sarah Jones, Gelli Las, Bontuchel

Cathryn Edge, Tyddyn Fadog, Cyffylliog
Sharon Williams, Bronadre, Clawddnewydd
Manon Jones, 2 Trem y Coed, Clawddnewydd
Huw & Eiliw Williams, Ffordd Las, Llanfwrog
Ifor Roberts, Parc, Clocaenog
Mrs Mari Roberts, Parc, Clocaenog
John Wynne Jones, Bryn Coch, Clawddnewydd
Gaenor Lloyd Jones, Bryn Coch, Clawddnewydd
Elen Woolford, 2 Bathafarn Cottages, Llanrhydd
Ceri MacCarter, 39 Tan y Bryn, Pwllglas
Mrs Bethan Petrie, Cysgod y Graig, Clawddnewydd
H.Hitchmough, Cae Lloi, Betws GG, Corwen
Jane Jones, Caer Weirglodd, Cyffylliog
E Williams, Bro Aled, Derwen, Corwen
Elfair Roberts, Pentre, Clocaenog
Carys Rees, Minffordd, Pandy'r Capel
Kate Roberts, Ffrith, Llanrhaeadr
Rhian Jones, 5 Maes Caenog, Clocaenog
Robert Cecil Jones, 5 Maes Caenog, Clocaenog
Heather E Jones, Maes Draw, Clawdd Newydd
H W Hughes, Troed y Foel, Clawddnewydd
Eluned Hughes, Troed y Foel, Clawddnewydd
Nia Jones, Bingley Lodge, Llandwrog
Dylan and Mari Roberts, Cil Llwyn, Bontuchel
Jane Emlyn Jones, Caer Weirglodd, Cyffylliog
D Roberts, 7 Bodafon, Llanrhaeadr
Meilir Jones, Gop, Dyserth Road, Rhyl
David Jones, Gop Farm, Trelawnyd
Esther Jones, Gop Farm, Trelawnyd
Amy Hulson Jones, Gop Farm, Dyserth Road, Trelawnyd
David Want, Pendyffryn, Clawddnewydd, Ruthin
Mr & Mrs H Salisbury, Pen Rhiw Bach, Cyffylliog
Elen Edwards, Penrallt, Bontuchel, Ruthin
Lucas Watersmith, Dyffannedd, Melin-y-Wig, Corwen
D Locke, 1 Cae Gwyn, Clocaenog, Ruthin
Catrin Jones, Islwyn, Pwllglas, Ruthin
Peggie Atkinson, 1 Bryn Awelon, Clawddnewydd, Ruthin
Huw Alan Atkinson, 1 Bryn Awelon, Clawddnewydd, Ruthin
Brenda Jones, Pen Bryn, Ffordd Edlwyswen, Dinbych
Alwyn Jones, Dwyfor, Ffordd Rhuthun, Denbigh
Ann Lloyd Davies, 2 Tan y Bryn, Pwllglas, Rhuthun
Arwel Davies, 2 Tan y Bryn, Pwllglas
Menna Jones, Islwyn, Pwllglas, Rhuthun
Debbie Griffiths, Ty Isa, Derwen
Bryn Griffiths, Ty Isa, Derwen
Tina Roberts, Glasfryn, Derwen
Bethan Roberts, Cefn Mawr, Corwen
Mr and Mrs Evans, Llwyn Bresych, Clawddnewydd
Manon Jones, Pen y Maes, Derwen
Oswyn Jones, Gelli Las, Bontuchel
Bethan Petrie, Cysgod y Graig, Clawddnewydd
Jane Jones, Caer Weirglodd
Huw Jones, Caer Weirglodd
Meirion Williams, Bronadre, Clawddnewydd
Jean Williams, 5 Cae Braenar Holyhead
Robert Jones, 5 Maes Caenog
Catrin Lewis, Ty'r Saer, Clocaenog
Sioned Malethan - 3 Erw Las, Clocaenog
Llyr Huws Gruffydd AC/AM
Dafydd & Elfair Roberts, Pentre, Clocaenog

Rhian Jones, Cefn Iwrch Fawr, Cyffylliog
Robbie & Esther Garrod, 1 Maes Caenog, Clocaenog, Ruthin
Rhian Jones, Cefn Iwrch Fawr, Cyffylliog
Tina Roberts, Glasfryn, Derwen
Mair Owen, Pentir, Corwen
Huw Williams, Ffordd Las, Llanfwrog
Eliw Williams, Ffordd Las, Llanfwrog
Dafydd Roberts, Pentre, Clocaenog
Elfair Roberts, Pentre, Clocaenog
Mark Lewis, Ty'r Saer, Clocaenog

Representations support the location for the proposed school and emphasise the need for a school in the community and in this location.

Additional comments neither in support or objection received from;

Darren Millar AM
Stephen Seddon, Ty Coch, Clocaenog

The correspondence above makes suggestions in relation to the potential use of conditions to mitigate the impact of the development and suggested alterations to detailing. The AM has relayed concerns of constituents in relation to the proposed location, highways, parking, flooding, ecology, visual impact, residential amenity and infrastructure.

REASONS FOR DELAY IN DECISION:

- additional information required from applicant
- protracted negotiations resulting in amended plans

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of a new school. The school building would provide replacement accommodation for a primary school which currently operates across two sites, one in Clocaenog and one in Cyffylliog.
- 1.1.2 Submitted documents advise that the new development is required as the existing school sites do not provide facilities that comply with recommended current standards and adaptation of the existing sites is not feasible.
- 1.1.3 It is stated that the proposed school would serve Bontuchel, Clawddnewydd, Clocaenog, Cyffylliog, Derwen and the associated surrounding areas.
- 1.1.4 The proposed development includes an access road, parking area, outdoor recreation space (both formal and informal) and a scheme of hard and soft landscaping.
- 1.1.5 The site is proposed to be accessed from a road running to the south of the site.
- 1.1.6 A flood consequence assessment has been produced to support the application. The assessment indicates that the built development associated with the proposal fall outside of designated flooding zones.

- 1.1.7 Drainage details have been submitted with the proposals. Foul sewage is proposed to be dealt with by a cesspool. Outline surface water arrangements propose the use of attenuation areas.
- 1.1.8 Ecological reports have been submitted and identify a number of mitigation measures required in connection with the scheme.
- 1.1.9 Application documents also include a Transport Assessment, Tree Survey, Community and Linguistic Statement and a number of documents providing additional background information.
- 1.1.10 Various plans have been submitted to support the application. A selection are included at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The application site is located on the north side of the road serving the majority of residential properties in the village of Clocaenog.
- 1.2.2 The site currently comprises of an open field. Existing uses in the area to the south are predominately residential in nature.
- 1.2.3 The site area extends to 0.96 ha.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside of, but immediately adjoining the development boundary of Clocaenog village.
- 1.3.2 A small portion of the application site is located within a C2 flood zone. Land to the east of the site is located within a designated C1 flood zone.

1.4 Relevant planning history

- 1.4.1 Planning permission was granted in 1973 for the construction of a primary school in approximately the same location. The scheme was never taken forward.
- 1.4.2 The site was allocated for the development of a school in the Denbighshire Unitary Development Plan. The allocation was not taken forward into the Local Development Plan.

1.5 Developments/changes since the original submission

- 1.5.1 The original submission proposed to connect to the mains sewer. Following a protracted process involving the statutory drainage bodies it is now proposed that foul sewerage would be dealt with by a cesspool.
- 1.5.2 Additional survey work has been undertaken to assess the impact of the proposed development on statutorily protected species. Mitigation proposals have been updated to reflect the finding of these surveys.

1.5.3 Design alterations have been proposed to the main school building, including changes to materials, form and scale. See the front of the report for details.

1.6 Other relevant background information

1.6.1 None.

2. 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 BSC11 – Recreation and open space

Policy BSC12 – Community facilities

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA2 – Provision of sustainable transport facilities

Policy ASA3 – Parking standards

2.1 Supplementary Planning Guidance

Conservation and enhancement of biodiversity
Parking requirements in new developments
Trees and landscaping

2.2 Government Policy / Guidance

Planning Policy Wales Edition 9

Technical Advice Note 11: Noise (1997)

Technical Advice Note 15: Development and Flood Risk (2004)

Technical Advice Note 18: Transport (2007)

3. 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.

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

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

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

3.1.1 Principle

3.1.2 Visual Amenity

3.1.3 Residential Amenity

3.1.4 Highways (including access and parking)

3.1.5 Drainage (including flooding)

3.1.6 Open Space

3.1.7 Ecology

3.2 In relation to the main planning considerations:

3.2.1 Principle

Policy BSC 12 states that proposals for the provision of community facilities will be supported, provided that where they are outside of development boundaries, but within settlement clusters, the proposal will provide an essential facility to support the community. The subtext of Policy BSC 12 specifies that schools are a community facility.

Paragraph 4.7.8 of PPW states that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access and habitat and landscape conservation. Infilling or minor extensions to existing settlements may be acceptable, in particular where it meets a local need for affordable housing, but new building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled.

The application site is located immediately adjacent to the northern boundary of the village of Clocaenog, but outside the development boundary of the village as drafted in the Local Development Plan. Supporting information submitted with the application states that the school would serve 5 settlements and the associated surrounding areas. The identified settlements are Bontuchel, Clawddnewydd, Clocaenog, Cyffylliog and Derwen. Out of the 5 identified settlements, Cyffylliog is considered the most geographically central.

Given the location outside the development boundary, having regard to test ii) of Policy BSC 12, it is necessary to address whether:

The site is within an existing settlement cluster?
Would a school represent an essential facility to support the local community?

Having regard to the site's edge of village location, and the proposed service being provided to 5 additional settlements, Officers consider the site is located within an existing settlement cluster, and that primary school provision can be considered to be an essential facility.

The location of the site adjacent to the settlement boundary means that the proposals are broadly in accordance with the thrust of paragraph 4.7.8 of PPW. More detailed assessment of the site's suitability to accommodate the development in terms of infrastructure, access and habitat and landscape conservation are assessed later in this report.

Having regard to the above it is considered that the proposed development is acceptable in principle.

Alternative Sites

Significant concerns have been raised in relation to the appropriateness of the site selected for the proposed development, both in relation to Clocaenog not being the most appropriate settlement and in relation to the site not being the most appropriate within Clocaenog.

Whilst supporting documents have been submitted to explain the applicants' site selection process, it should be noted that there is nothing within local or national planning policy that requires consideration of other sites either in other settlements or this specific settlement for community facilities, hence assessment of the proposals does not require evaluation of the relative merits of other sites. As set out above, in planning terms, the principle of the development of the site is deemed to be acceptable.

3.2.2 Visual Amenity

PPW paragraph 4.11.9 states that the visual appearance and scale of development and its relationship to its surroundings and context are material planning considerations when assessing planning applications. Criteria i) of Policy RD 1 requires that development respects the site and surroundings in terms of siting, layout, scale, form, character, design, materials, aspect, micro-climate and intensity of use of land/buildings and spaces around and between buildings.

There are objections to the scheme based on the visual amenity impacts, including reference to development being harmful to the amenity due to loss of open aspect, and the design of scheme in terms of scale, form, materials and design features being inappropriate.

Whilst respecting the comments on visual amenity impacts, having regard to the design, siting, scale, massing and materials of the proposed development in relation to the existing site and surroundings, it is considered that the proposals would not have an unacceptable impact and the proposals would comply with the requirements of the policies listed above.

3.2.3 Residential Amenity

Paragraph 3.1.7 of PPW states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. It is also advised that the Courts have ruled that the individual interest is an aspect of the public interest, and it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties. Test vi) of Policy RD 1 requires that proposals do not unacceptably affect the amenity of local residents and land users and provide satisfactory amenity standards itself. Circular 10/99 advises that a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems.

There are individual objections based on the potential loss of residential amenity due to increased noise, activity and odour, the latter aimed in particular at the proposed drainage arrangements.

There are a number of residential properties located opposite the school to the south.

In general residential amenity terms, having regard to the scale, location, design and use of the proposed development in relation to the existing site and neighbouring properties, it is not considered the proposals would have an unacceptable impact on residential amenity.

In respect of the proposed cesspool, specific concerns have been raised in relation to the potential for impacts from odours on property in the locality.

Whilst Officers fully respect these specific concerns about the potential impacts of the cesspool, there is basic guidance in planning circulars and regulations which need to be considered:

- Circular 10/99 advises that a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems.
- It is a requirement under the relevant building regulations to ensure that a cesspool is sited at least 7m away from any habitable part of a building. The nearest residential property is approximately 65m from the proposed cesspool.

Having regard to the guidance in circular 10/99, the exceedance of building regulations standards and the location of the cesspool relative to residential properties, it is not considered that the proposed cesspool would have unacceptable impacts in relation to residential amenity. This can be further reinforced by suitable management arrangements for the cesspool for which the Council will be responsible.

3.2.4 Highways (including access and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

Concerns have been raised by objectors in relation to highways safety and capacity. Specific concerns have been raised in relation to the frequency of emptying of the proposed cesspool and the additional vehicular journeys that would result.

A Transport Assessment has been submitted to support the application.

The Highways Officer has raised no objection, having regard to the capacity of the existing network, site accessibility, the details of the site access and the site layout.

In acknowledging comments raised, having regards to the conclusions of the highway officers and the scale and location of the proposals, it is considered that the development would not have an unacceptable impact on the local highway network. Submitted information approximates that the cesspool will need to be emptied once per week during terms time. Individuals have disputed this claim.

It is Officers opinion that even if the cesspool were required to be emptied multiple times per week that the impact in terms of the local highway network would be minimal. Therefore Officers do not consider that the highway implications of use of a cesspool would be unacceptable.

3.2.5 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Objections have been raised by private individuals in relation to the use of a cesspool and over flood risk.

Flood Risk

The submitted Flood Consequence Assessment (FCA) indicates that areas of the site that will be subject of built development lie outside of the extreme flood risk outline. NRW accept these conclusions and raise no objection on that basis.

Having regard to the above it is considered that the proposals are acceptable in relation to flood risk.

Surface Water Drainage

TAN 15 advises that surface water is a material consideration and explains that development should not create additional runoff compared with the undeveloped situation and redevelopment schemes should also aim to reduce run-off where possible.

An outline surface water drainage strategy has been submitted. A drainage layout plan identified an attenuation area of 461sqm to the norther eastern corner of the site.

NRW raise no objection to the proposals in terms of surface water, subject to a fully detailed scheme being required by condition.

Having regard to the above, it is considered that the proposals are acceptable in relation to surface water drainage, subject to the securing of appropriate final details by condition.

Foul Sewerage

Paragraph 12.4.2 of PPW advises that development proposals in sewered areas must connect to the main sewer, and it will be necessary for developers to demonstrate to local planning authorities that their proposal site can connect to the nearest main sewer.

Paragraph 12.4.3 goes on to state development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible (for direction on what can be considered feasible Circular 10/99 is referenced). Non-mains sewage proposals, such as septic tanks and surface water drainage schemes, included in development applications should be the subject of an assessment of their effects on the environment, amenity and public health in the locality, in accordance with the criteria set out in Circular 10/99, prior to the determination of the planning application.

Circular 10/99 advises that if connection to a public sewer is not feasible, a package sewage treatment plant should be considered. The circular states that cost and/or practicability are factors in considering the feasibility of a connection. The circular states that only if mains connection and package treatment plants are not feasible, should a septic tank be considered.

Circular 10/99 states that in sequential terms the first preference should be for mains sewer connection, followed by package treatment plant, followed by septic tank.

Circular 10/99 advises the following in relation to cesspools - ' In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity'.

The current proposal is for foul sewerage to be dealt with by means of a cesspool. As specified in Circular 10/99 a cesspool is essentially a holding tank with no discharges. The cesspool would function on the basis of regular emptying with the foul sewerage being treated off site.

The application was initially submitted on the basis of a mains sewer connection. DCWW objected to that proposal. That objection was on the basis of insufficient capacity of the existing system. DCWW advised that upgrading the existing works to the required standard would cost approximately £1.5m. This estimate excluded the cost of land acquisition and the cost of construction of sewers to connect the school to the works. DCWW has not raised any objection on the basis of the scheme being amended to show the use of a cesspool.

NRW have raised no objection to the proposals subject to a condition requiring alternative sewage treatment options being pursued. They indicate that imposing the condition would allow the development of the school to go ahead whilst the local authority pursues a connection to the main sewerage system, or obtains permission to install a private sewage treatment works. The applicant has confirmed that they will actively seek alternative foul sewerage solutions.

As the site is defined as being within a sewerage area, when considering the acceptability of the proposed cesspool, first consideration must be given to a potential connection to the mains sewer. Circular 10/99 specifies that cost is a factor to be considered when assessing feasibility. Having regard to the estimated costs provided by DCWW it is considered that a connection to the mains sewer is not feasible. It is estimated that the cost would likely exceed £1.5m (when considering cost of land acquisition etc.) and that on this basis, connection to the main sewer would be unreasonably prohibitive.

Circular 10/99 places a preference for mains connection, then a package treatment plant and a septic tank, but does not include a cesspit within this sequential assessment method. As there is no requirement for the applicant to demonstrate why a package treatment plant or septic tank is not feasible, it is considered the proposal to use a cesspool must be taken on its respective merits.

No evidence has been submitted to suggest that the use of a cesspool is unacceptable on technical grounds. As noted, Circular 10/99 specifies that a properly constructed and maintained cesspool should not lead to environmental, amenity or public health problems. Therefore in planning terms it is not considered there is a justifiable reason to object to the use of a cesspool, and it is therefore considered that the use of a cesspool is not unacceptable.

3.2.6 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.

Various protected species surveys have been submitted and various forms of mitigation have been proposed. NRW have raised no objections subject to mitigation being secured by appropriately worded conditions.

Having regard to the above it is considered that the proposals are acceptable in relation to ecology subject to conditions securing appropriate mitigation.

4. SUMMARY AND CONCLUSIONS:

4.1 The proposal is considered to involve the provision of an essential service that would support the local community.

4.2 Whilst the proposed location of the school has drawn a significant level of objection, it is officers' opinion that there are no justifiable planning grounds to resist the proposal on this basis.

4.3 The detailed impacts of the proposal on its locality have been considered. Officers do not consider that any particular element of the proposals would give rise to impacts that could be considered unacceptable and justify refusal of the application.

4.4 The use of a cesspool for dealing with foul sewerage has led to objections. Officers have given consideration to relevant planning guidance and cannot see any technical reason why the use of a cesspool would be unacceptable.

4.5 The recommendation is that permission be granted.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th June 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) Proposed elevations (Drawing No. 16003 GA-02 rev B) received 22 March 2017
 - (ii) Proposed floor plans (Drawing No. 16003 GA-01 rev D) received 22 March 2017
 - (iii) Proposed roof plan (Drawing No. 16003 GA-03) received 22 March 2017
 - (iv) Existing site sections (Drawing No. AL(0)036) received 1 April 2016
 - (v) Existing site sections 1-1, 5-5, 6-6, 7-7 (Drawing No. AL(0)037) received 1 April 2016
 - (vi) Proposed sections (Drawing No. 16003 SE-01) received 22 March 2017
 - (vii) Existing site location plan (Drawing No. AL(0)011) received 1 April 2016
 - (viii) Proposed site layout (Drawing No. 16003 ST-01) received 22 March 2017
 - (ix) Site drainage layout (Drawing No. 16003 ST-02) received 23 March 2017
 - (x) Proposed site location plan (Drawing No. AL(0)111) received 1 April 2017
3. **PRE-COMMENCEMENT CONDITION**

No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological programme of work will be undertaken and completed in accordance with the relevant Standards and Guidance laid down by the Chartered Institute for Archaeologists. A copy of the resulting report should be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670). After approval by the Local Planning Authority, a copy of the report and resulting archive should also be sent to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the regional Historic Environment Record and to the National Monuments Record, Royal Commission on the Ancient & Historical Monuments of Wales
4. Full details of the vehicular access as indicated on the approved plan including the detailed design, layout, construction, visibility splays, street lighting, signing, drainage and the extent of the proposed 20mph zone shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any site works. The access shall be completed in accordance with the approved details before the development is brought into use.
5. Full details of the proposed parking/drop off area, pedestrian footway running parallel to the development and the proposed pedestrian crossing point at the intersection of Glandwr junction to Old School Cottage and Clocaenog to Segwen Junction shall be submitted to and approved in writing by the local Planning Authority before the commencement of any site

- works the works carried out shall be completed in accordance with the approved plans before it is brought into use.
6. Facilities shall be provided and retained within the site for the parking and turning of vehicles as indicated on the approved plan, and shall be completed prior to the proposed development being brought into use.
 7. **PRE-COMMENCEMENT CONDITION**
No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - 1) Site compound location
 - 2) Traffic management scheme
 - 3) The parking of vehicles of site operatives and visitors;
 - 4) Loading and unloading of plant and materials;
 - 5) Storage of plant and materials used in constructing the development;
 - 6) The management and operation of construction vehicles and the construction vehicle routes
 - 7) wheel washing facilities;
 - 8) Measures to control the emission of dust and dirt during construction
 8. The cesspool hereby approved shall only be used until a connection is made to an appropriate sewage treatment works.
 9. The development hereby approved shall be undertaken in accordance with the proposed mitigation, compensation and enhancement set out in the submitted ecological assessment.
 10. All development shall be undertaken in accordance with the mitigation measures included in the submitted ecological report.
 11. Prior to the commencement of development, a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
 12. No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development;
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
 - (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
 - (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
 - (e) Proposed positions, design, materials and type of boundary treatment.
 13. **PRE-COMMENCEMENT CONDITION**
No development shall take place until a fully detailed scheme of 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.
 14. 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.
 15. 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.

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 archaeological investigation and recording.
4. In the interest of highways safety.
5. In the interest of highways safety.
6. In the interest of highways safety.
7. In the interest of highways safety and amenity.
8. In the interest of pursuing options of alternative foul sewerage treatment.
9. In the interest of preserving ecological interests.
10. In the interest of protecting ecological interests.
11. In the interest of managing Invasive Non Native Species.
12. In the interest of visual amenity.
13. In the interest of the management of flood risk.
14. In the interests of visual and residential amenity.
15. In the interest of visual amenity.

NOTES TO APPLICANT:

None