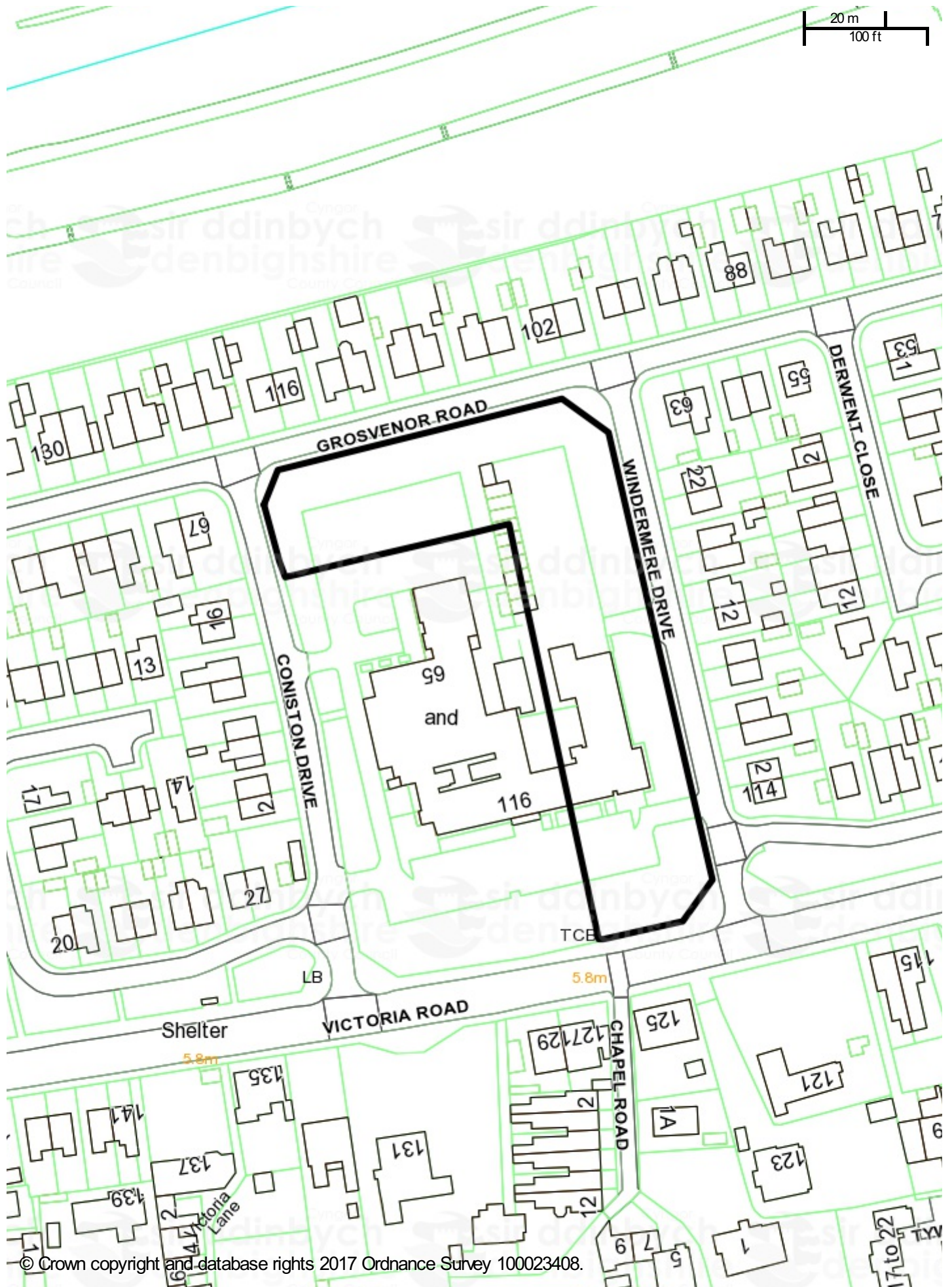


20 m
100 ft



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43/2015/1241 - Land adjacent to Magistrates Court, Victoria Road, Prestatyn

Scale: 1:1250

Printed on: 27/6/2017 at 10:27 AM

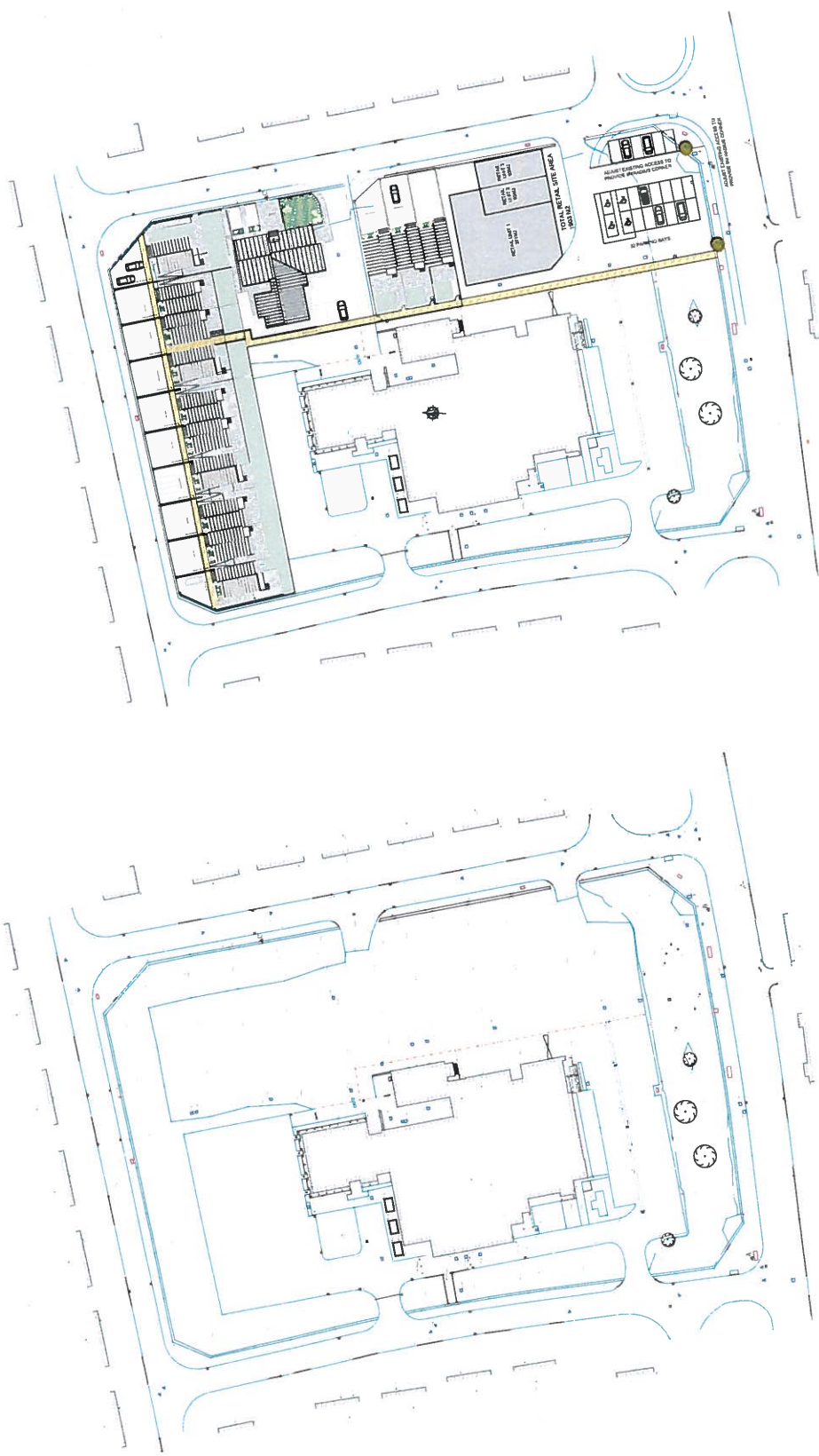


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EXISTING & PROPOSED SITE PLANS

DRAWING NO P02A

The Architect shall be responsible for any alterations shown by adding them to the drawings. It is the client's responsibility to ensure that the drawings are submitted in a timely manner and that the drawings are submitted in a timely manner. The Architect shall be responsible for any alterations shown by adding them to the drawings. It is the client's responsibility to ensure that the drawings are submitted in a timely manner and that the drawings are submitted in a timely manner. The Architect shall be responsible for any alterations shown by adding them to the drawings. It is the client's responsibility to ensure that the drawings are submitted in a timely manner and that the drawings are submitted in a timely manner.



EXISTING SITE PLAN (SCALE 1:500@A1)

PROPOSED SITE PLAN (SCALE 1:500@A1)

Proposed Evacuation Route
(See FCA for details)

NO	REV	DESCRIPTION	DATE	BY	CHECK
1	01	NOT REVISIONS			

DRAWING NO P02A

CLIENT
HAIGH DEVELOPMENTS LTD
PROJECT
FORMER MAGISTRATES COURT SITE
RETAIL AND RESIDENTIAL DEVELOPMENT
DATE 23.02.17
SCALE 1:500 @A1
DRAWING TYPE P

J P ARCHITECTS
8 Brighton Road, 17th Fl, 418 2nd
www.jparchitects.com | www.jparchitects.com
Tel: (01753) 350066
Fax: (01753) 350057
Certified Practice Designer & Code for Sustainable Homes Assessor

WARD : Prestatyn North

WARD MEMBER(S): George Flynn
Rachel Flynn
Paul Penlington

APPLICATION NO: 43/2015/1241/ PO

PROPOSAL: Development of 0.51 hectares of land for the erection of 3 retail units and 20 residential units (outline application with all matters reserved)

LOCATION: Land adjacent to Magistrates Court Victoria Road Prestatyn

APPLICANT: Mr David Haigh, Haigh Developments Limited

CONSTRAINTS: C1 Flood Zone
PROW
Article 4 Direction

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 objections received
- Recommendation to grant – Town Council objection

CONSULTATION RESPONSES:

PRESTAYN TOWN COUNCIL

'We write with reference to the above application which was discussed at the Prestatyn Town Council Planning Committee on 12th April 2017, and previously at Committee meeting dated 16th November 2016 and 9th May 2016.

All previous comments regarding this development remain, and are as follows:-

- Parking - on road parking in this area is at capacity due to no additional off road parking in existing properties. The proposed development will only add to the problem as most households have multiple vehicles
- Retail - During this election canvassing period, residents in the area question to the need for the proposed retail units. A retail unit on Victoria Road has been empty for a considerable amount of time which raises the question of viability and the prospect of more empty shops in time
- Traffic - Victoria Road is a main route along the A528 and since the Prestatyn Shopping Park opened, the volume of traffic has increased greatly. The traffic lights at the Bastion Road junction can lead to considerable tailbacks along this route and the increase in traffic this development will add will result in unacceptable levels disrupting the flow of traffic into the town centre
- Flooding - As previous objections raised, the development is on a flood plain and although the construction of properties in this development proposes raising the height to alleviate flooding potential, there will be a knock on effect on the existing properties which were not constructed in this manner
- Magistrates Court - Enquiries to the Ministry of Justice confirm that the courts usage will remain and could increase. This will result in even more traffic introduced into an

already very busy thoroughfare, impacting on existing residents' enjoyment of their environment

While Prestatyn Town Council acknowledges that the site will at some stage in the future inevitably be developed and that new housing is needed in the area, the Council does question the areas designation in the LDP for "mixed use". Also, the housing units proposed are very small, particularly for family housing.

Would Denbighshire County Council consider redefining the land use in the LDP as suitable for residential development only and guide the existing proposed developer to build less bit more spacious units."

NATURAL RESOURCES WALES

No objection subject to the inclusion of conditions to secure acceptable detailing of flood risk mitigation.

DWR CYMRU / WELSH WATER

No objection subject to appropriate drainage details being secured by condition.

DENBIGHSHIRE COUNTY COUNCIL CONSULTTEES

Highways Officer

No objection subject to adequate details being secured. Advise that the principle of accesses do not give rise to specific concerns. Do not have concerns in relation to parking and note that there are no recorded issues in the locality.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Cheryl Liptrot, 102 Grosvenor Road, Prestatyn
Mrs. Wynne Cheetham, 10, Windermere Drive, Prestatyn
Karen Williams - 58 Tynwydd Road
Rachel Loch - 22 Windermere Drive, Prestatyn
Kelly Castle, 8 Windermere Drive, Prestatyn
Linda Jordan, 6, Winderemere Drive, Prestatyn
Sheena Young, 16 Windermere Drive, Prestatyn
Debra and Nigel Hughes, 100 Grosvenor Road, Prestatyn
Kelly Castle, 8 Windermere Drive, Prestatyn
Lewis Price, 50 Glan y Gors, Prestatyn
Rowena Cox, 65 Highbury Avenue, Prestatyn
Mike and Lynn Price, 16 Conistone Drive, Prestatyn
Paul Duffy, 114 Grosvenor Road, Prestatyn
Mr. T. & Mrs. S. Henderson, 9, Grasmere Close, Prestatyn
Henry White, 127 Victoria Road, Prestatyn
Bernie Haniewicz, 118 Grosvenor Road, Prestatyn

Summary of planning based representations in objection:

Principle

-impact of retail on town centre and no identified need for additional provision in the locality, excessive number of affordable properties

Drainage (including flood risk)

- concern over impact on neighbouring properties due to increased flood risk

Residential amenity

- loss of privacy, overbearing impact, loss of play space

Highways

- Insufficient parking, increase traffic would harm the local highway network

Visual Amenity

- number of properties would lead to overdevelopment and have an adverse impact on the site and surroundings

EXTENSION OF TIME AGREED? Yes

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- Awaiting outcome of relevant appeal decision on site nearby

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for a mixed use development of retail and residential on the site of the former Police Station in Prestatyn, adjacent to the Magistrates Court.
- 1.1.2 The application is in outline form with all matters reserved for future approval.
- 1.1.3 The application states that the proposed development would comprise of 20 residential units and 3 retail units.
- 1.1.4 The site extends to 0.51ha.
- 1.1.5 The proposed site plan is attached at the front of the report. It shows the development would wrap around the Magistrates Court building with the dwellings on the north and north east sides, and the retail units in the south east corner. Access to the retail units would be from Windermere Drive.
- 1.1.6 The residential properties are all proposed as affordable housing. 18 of the units are proposed to be tenure neutral which would mean that tenants would have the option to buy the properties at a later date. 2 of the properties will remain affordable in perpetuity. A draft legal agreement has been submitted relating to the units remaining affordable in perpetuity.
- 1.1.7 A Flood Consequence Assessment has been submitted to support the application. The assessment argues that the final scheme can be designed to ensure there are no unacceptable impacts in terms of flooding in relation to surrounding properties or the development itself.
- 1.1.8 The Flood Consequence Assessment does confirm that flooding levels on access and egress routes would exceed recommended levels during predicted extreme flooding events. The submitted information advises that following a breach of flood defences the site would start to flood at 6.5 hours with maximum flooding experienced at 16 hours. The maximum flood depth around the site would be 1.46m and the maximum velocity of water would be 0.75 m/s. These maximums would occur on Grosvenor Road near the junction with Windermere Drive.

1.2 Description of site and surroundings

- 1.2.1 The site currently comprises largely vacant land adjacent to an operating Magistrates Court. The site was previously occupied by a Police Station. The Police Station was demolished in 2015.

1.2.2 The site is located off Victoria Road which is a main west – east vehicular traffic route in Prestatyn.

1.2.3 Excepting the Magistrates Court use, the predominant use in the locality is residential. There is a small parade of shops approximately 150m to the east of the site on Victoria Road.

1.3 Relevant planning constraints/considerations

1.3.1 The site is located within the development boundary of Prestatyn as defined in the Local Development Plan.

1.3.2 The site is located entirely within the C1 Flood Zone as identified on the Development Advice Maps published by Natural Resources Wales.

1.4 Relevant planning history

1.4.1 None.

1.5 Developments/changes since the original submission

1.5.1 Amended details submitted to address issues relating to safe access and egress in flood events.

1.6 Other relevant background information

1.6.1 None.

2. DETAILS OF PLANNING HISTORY

None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 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 BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy PSE1 – North Wales Coast Strategic Regeneration Area

Policy PSE9 – Out of centre retail development

Policy PSE10 – Local shops and services

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA2 – Provision of sustainable transport facilities

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Access for all

Supplementary Planning Guidance Note: Affordable Housing in New Developments

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Nature and Protected Species

Supplementary Planning Guidance Note: Householder Development Design Guide

Supplementary Planning Guidance Note: Extension to Dwellings

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

TAN 1: Joint Housing Land Availability Studies

TAN 5 Nature Conservation and Planning
TAN 12: Design
TAN 15: Development and Flood Risk
TAN 18: Transport

Other Material Considerations
Denbighshire County Council Joint Housing Land Availability Study 2016 (JHLAS)
Local Housing Market Assessment Need, Demand and Affordability in Denbighshire 2015-2017 (LHMA)

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 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' (PPW 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, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

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.

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

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

Other matters

4.2 In relation to the main planning considerations:

- 4.2.1 Principle

Housing

Policy BSC 1 states that new housing within the county is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

TAN 1 specifies that where housing land supply figures fall below 5 years, the need to increase supply should be given considerable weight when dealing with planning applications provided that the development would otherwise comply with development plan and national planning policies.

The Joint Housing Land Availability Study 2016 (JHLAS) identifies that in Denbighshire there is 2.02 years supply of housing land. The study confirms that 2227 units were completed from 2006 - 2016.

The LHMA advises that in Prestatyn North (the ward in which the site is located) 64% of the population are considered to not be able to afford home ownership. Home ownership affordability is based on 3.5 x household income. The study identified 48% of residents not being able to afford private market rental properties. Affordability of private rental is based on up to 30% of household income being spent on rent.

Therefore it is considered that the principle of a residential development, as proposed, is not unacceptable in this location.

Retail

Policy PSE 9 permits out of centre retail development of less than 500m² of gross area.

The application form states that 557m² of retail development is sought.

In the absence of a retail impact assessment to assess the effects of a commercial development in excess of 500m², this element of the proposals would be contrary to the policy. However it is considered that this matter could be dealt with by an appropriately worded condition restricting the gross retail floor space to less than 500m². It is therefore considered that the retail element of the proposals are not unacceptable in principle, subject to this restriction.

Having regard to the respective elements of the scheme in the above context, it is considered that the proposed development is acceptable in principle.

4.2.2 Visual amenity

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

There are individual objections raising concerns over the number of properties, on grounds that this would lead to overdevelopment and have an adverse impact on the site and surroundings.

Whilst it is not possible to assess the detailed visual impact of the dwellings at this stage as the application is in outline form with no approval sought for details of appearance etc., it is not considered that the development proposed would give rise to visual impacts sufficient to merit a refusal of outline permission. More detailed assessment of the aspect of the proposals will take place upon the submission of reserved matters.

4.2.3 Residential amenity

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

Concerns have been expressed over potential for loss of privacy, etc. from new development on the site.

The application contains an illustrative layout indicating a possible format for a development and there are some illustrative images of the development. However there are no detailed elevation plans to allow assessment of the impact on adjacent properties and this would be a matter for assessment as part of any detailed reserved matters application.

In the absence of full details of the dwelling types, it is not possible or appropriate to consider specific residential amenity issues at this point. These would normally be dealt with at reserved matters stage, when the full impact of development and proximity to existing property can be fully assessed

4.2.4 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment. Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2) current legislation and SPG 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.

The site is considered to be of limited potential in relation to containing species of ecological importance. It is therefore considered that the proposals would not be unacceptable in relation to ecological impact.

4.2.5 Drainage (including flooding)

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

Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed. TAN 15 sets a number of detailed tests in relation to what is required for highly vulnerable development in C1 flood zones to be considered acceptable.

There are individual representations expressing concern over impact on neighbouring properties due to increased flood risk. Prestatyn Town Council note the site is on a flood plain and although the construction of properties in this development proposes raising the height to alleviate flooding potential, there will be a knock on effect on the existing properties which were not constructed in this manner.

A detailed flood consequence assessment has been submitted, but there are no detailed drainage plans with the application. NRW have raised no objection on flood risk grounds, but do not comment on access and egress considerations. DCWW have made no objection on drainage grounds subject to details being submitted.

The submitted FCA does not demonstrate compliance with the indicative guidance in A1.15 of TAN 15 which sets out tolerable conditions for different types of development with respect to depths of flooding, rates of rise of floodwaters, the speed of inundation and velocity of floodwaters relating to the access and egress routes. The proposal is for highly vulnerable development in a C1 flood zone. Government guidance states that it is the responsibility of the Local Authority to assess the acceptability of flood risk in relation to access and egress routes.

Flood Risk

NRW comment specifically in relation to matters relating to the risk to the development itself and any potential increase in risk to neighbouring properties. The submitted FCA argues that there are no adverse effects in relation to these aspects of flood risk. NRW do not dispute this claim. It is therefore considered that, in relation to these aspects of flood risk, that the proposals are not unacceptable.

NRW have been instructed by Welsh Government that it is not within their remit to assess proposed developments in relation to access and egress roads. Therefore the lack of objection from NRW should not be read as meaning that there are no issues in terms of flood risk.

As advised above, the submitted FCA shows that flooding on the access and egress routes in and around the site would exceed the indicative maximums set out in TAN 15. A1.15 of Appendix 1 of TAN 15 states the following as indicative maximums;

- Depth of flooding - 600mm
- Speed of inundation - 4hrs
- Velocity of floodwaters - 0.3

The submitted information advises that following a breach of flood defences the site would start to flood at 6.5 hours with maximum flooding experienced at 16 hours. The maximum flood depth around the site would be 1.46m at the maximum velocity of water would be 0.75 m/s. These maximums would occur on Grosvenor Road near the junction with Windermere Drive.

Mitigation has been proposed in the form of a raised path to provide an alternative means of escape to areas the surrounding roads and a flood management evacuation plan.

It must be acknowledged that the proposal is not fully compliant with TAN 15. Officers consider that this non-compliance with flood risk guidance must be weighed against the potential benefits of the proposal development.

Drainage

Given the comments of the technical consultees, It is considered that it is reasonable to assume that an acceptable drainage scheme can be achieved on the site. The development of such a scheme would need to be in conjunction with the detailed layout of the scheme. It is considered appropriate to secure the provision of an appropriate drainage scheme through condition. The proposals are therefore considered acceptable in relation to drainage.

4.2.6 Highways (including access and parking)

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

Prestatyn Town Council raise concerns over the highway impacts of the development, pointing to additional traffic along the A528 since the Prestatyn Shopping Park opened, tailbacks at the traffic lights at the Bastion Road junction, and potential disruption of the flow of traffic into the town centre. Individual objections are raised on parking grounds and increased traffic on the local highway network.

The detailed access arrangements are a reserved matter and therefore the detailed aspects of access to the site are not under consideration. The Highways Officer has raised no objection to the development in principle and does not have any concerns over accesses being provided in the indicative locations shown.

As the detailed access arrangements are not under consideration at this stage and there are no technical concerns in relation to the capacity of the local highway network from the Highway Officer, it is not considered, with respect to the objections raised that the proposals are unacceptable on highway grounds.

4.2.7 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure that all developments of 3 or more residential units provide 10% affordable housing. Developments of 10 or more are expected to make on site provision and development of less than 10 residential are expected to make provision by way of financial contribution. Policy BSC 4 states that approximately 2,250 - 3,000 affordable homes will be provided over the plan period. Policy BSC 4 states that in the interest of creating and maintaining sustainable mixed communities, proposals for 100% affordable housing sites will only be considered on sites of 10 units or less.

The Town Council have commented that the housing units proposed are very small, particularly for family housing.

The proposed development would provide 20 dwellings, of which 2 would be retained as affordable in perpetuity. The remainder would not be prevented from sale on the open market.

From 2006 – 2017, a total of 686 affordable housing units were completed in the county.

The conflict with Policy BSC 4 in terms of a development comprising of more than 10 affordable housing units is acknowledged. However Officers' consider, having regards to the facts presented above, that the need for affordable housing, outweighs any potential harm that can be attributed to a development of this size, consisting only affordable houses.

4.2.8 Open Space

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

Local residents have raised concerns about the loss of the informal open space that the open space provides.

The layout at this stage is indicative only and it is not known whether open space will be provided on site. Having regard to the above it is considered reasonable to impose a standard planning condition obliging agreement to the mechanism/method for compliance with the open space requirement.

4.2.9 Density of development

Local Development Plan Policy RD1 test ii) seeks to ensure the most efficient use of land by achieving densities of a minimum of 35 dwellings per hectare, unless there are local circumstances that dictate a lower density.

On the indicative site layout 20 residential units are proposed on approximately 0.32 ha of the application site. This would equate to 62.5 dwellings per ha.

The 35 dwellings per ha density referred to in policy RD1 is a **minimum**. There is no maximum suggested. In this instance, the layout is indicative only, and as the

application is in outline form, it would not be appropriate to oppose it on density grounds, as this is a matter for consideration at detailed plan stage.

4.2.10 Impact on Welsh Language and Social and Cultural Fabric

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

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

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

Other matters

Well – being of Future Generations (Wales) Act 2015

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

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The principles of sustainability are promoted in the Local Development Plan and its policies and are taken into account in the consideration of development proposals. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs.

It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 Officers consider that significant weight has to be given to the proposed provision of housing in general and in particular affordable housing. There is a proven significant need in both the county and the locality for both housing in general and affordable housing.
- 5.2 Predicted flooding on access and egress roads would exceed what are considered tolerable levels set out in national guidance. This is a negative factor to address. NRW are satisfied that the proposal would not lead to unacceptable impacts in terms of flood risk to neighbouring properties or the proposed development.
- 5.3 Concerns have been raised in relation to highways impact, residential amenity and the impact on the character of the area. Officers do not consider that these impacts are likely to be such that they would justify a refusal recommendation.
- 5.4 In balancing the main considerations, Officers consider that significant weight should be afforded to the provision of housing, and specifically affordable housing, and that this is sufficient to outweigh other impacts / conflicts with policy and guidance that have been identified. Therefore Officers recommend that permission should be granted.

RECOMMENDATION: GRANT- for the following reasons:-

1. Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Any application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
3. The development shall begin either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. 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) Existing and proposed site plans (Drawing No. P02A) received 4 April 2017
 - (ii) Location plan (Drawing No. P01) received 21 December 2015
5. 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:

- "" Site compound location
- "" Traffic management scheme
- "" The parking of vehicles of site operatives and visitors;
- "" Loading and unloading of plant and materials;
- "" Storage of plant and materials used in constructing the development;
- "" The management and operation of construction vehicles and the construction vehicle routes
- "" wheel washing facilities;
- "" Measures to control the emission of dust and dirt during construction.

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

6. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Affordable Housing. The development shall proceed strictly in accordance with the approved arrangements.
7. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the details of proposals for the disposal of foul drainage and surface water drainage (including roof water) in connection with the development. The scheme shall include details of the timing of implementation and the works shall be carried out strictly in accordance with the approved details.
8. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the arrangements for securing compliance with the Council's Policies and Supplementary Planning Guidance in relation to Open Space. The development shall proceed strictly in accordance with the approved arrangements.
9. All signage within the site shall be in both Welsh and English.
10. Prior to the commencement of development details of the range of house sizes and types shall be submitted for approval to the Local Planning Authority. Any subsequently approved details shall be implemented in full.
11. The finished floor levels of all residential units shall not be set lower than 6.0m above Ordnance Datum (AOD) and 5.75m AOD for all retail/commercial units, and no development thereon shall be permitted to commence until the written approval of the Local Planning authority has been obtained to the proposed levels for each building.
12. Full details of flood voids and flood storage beneath all buildings, and the raised evacuation route shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use. The development shall proceed only in accordance with the details approved.
13. Notwithstanding the submitted details, the retail floor space provided shall not exceed 500m² gross area.
14. Notwithstanding the submitted details, no buildings shall be occupied until the written approval of the Local Planning Authority has been obtained to a fully detailed Flood Risk Management Plan containing arrangements for the management of a flooding event including advance warning measures, on site features to assist / facilitate evacuation, and detailed arrangements for the

evacuation and safe movement of residents, having regard to the potential depth and velocity of water in an extreme flooding event. The approved Flood Risk Management Plan shall be made known to all residents and shall be implemented strictly as approved in a flood event.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990.
4. For the avoidance of doubt and to ensure a satisfactory standard of development.
5. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
6. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
7. To ensure the development is served by a satisfactory drainage system.
8. To ensure the development is in compliance with the Council's adopted Open Space policies and guidance.
9. In the interest of protection of the Welsh language.
10. 10. In the interest of ensuring the development is accordance with the current local housing needs assessment.
11. In the interest of flood risk management.
12. In the interest of flood risk management.
13. In the interest of protecting the viability and vitality of the town centre.
14. In the interest of flood risk management.