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12/2017/0015

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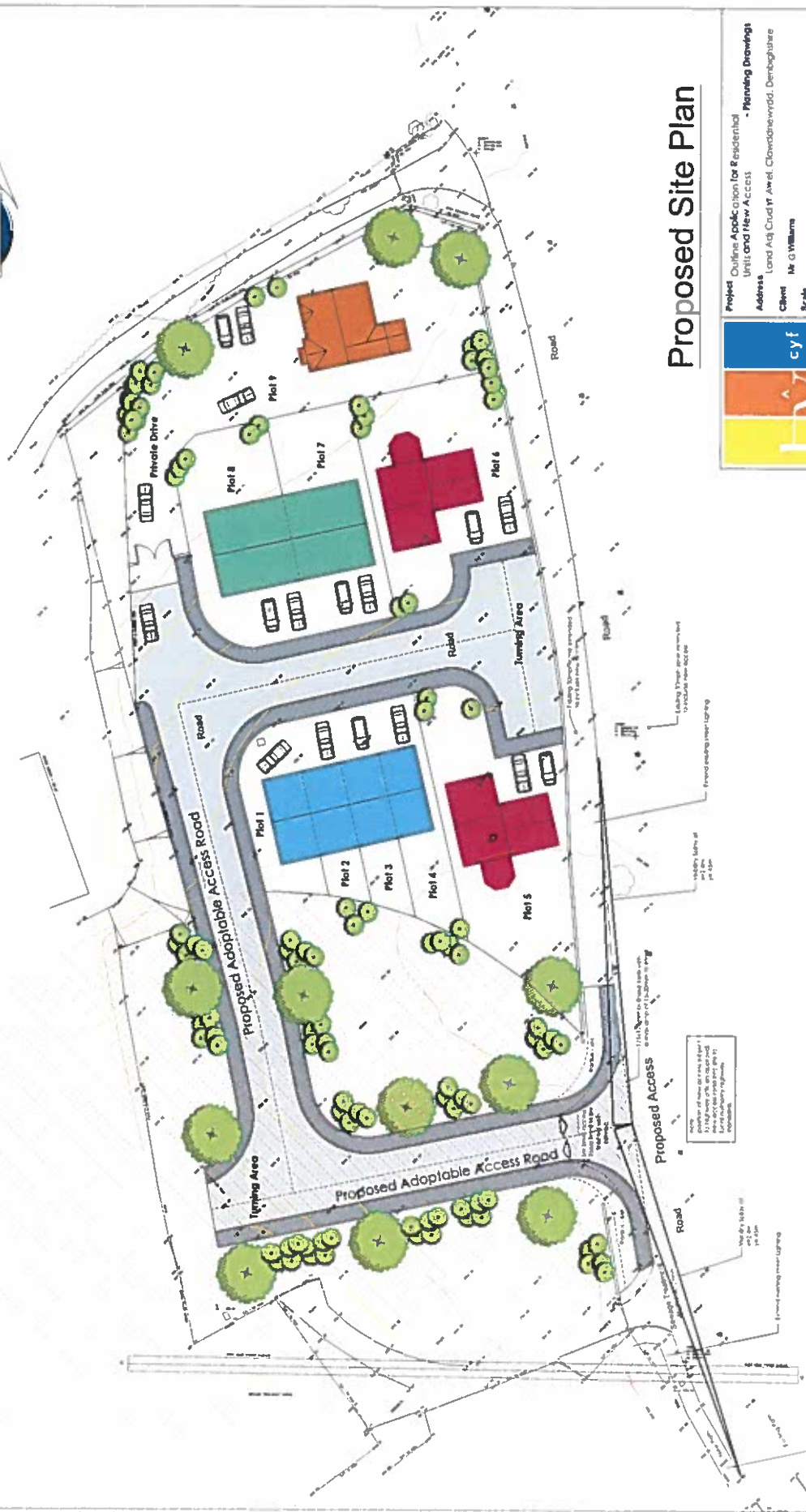


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INDICATIVE LAYOUT



Area shown hatched shows 50m buffer to the WWTW for residential use



Proposed Site Plan

Project Outline Application for Residential Units and New Access
 - Planning Drawings
 Address Land Adj Crudfyr Avel, Clowddre wryd, Denbighshire
 Client Mr G Williams
 Scale 1:250 @ A1
 Drawing: T/076 PLD/C



Design of site and Units are shown for indicative purposes only and subject to a Full Planning Approval

Notes:
 1. All buildings shall be constructed to the standards of the Building Regulations.
 2. All buildings shall be constructed to the standards of the Building Regulations.
 3. All buildings shall be constructed to the standards of the Building Regulations.

Prepared by: [Name]
 Checked by: [Name]
 Date: [Date]

WARD : Efenechtyd

WARD MEMBER(S): Cllr Eryl Williams

APPLICATION NO: 12/2017/0015/ PO

PROPOSAL: Development of 0.49 hectares of land (outline application including means of access)

LOCATION: Land adjoining Crud Yr Awel Clawddnewydd Ruthin

APPLICANT: Mr R G Williams

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - No
Neighbour letters - Yes

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

- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

DERWEN COMMUNITY COUNCIL:

"Derwen Community Council has the following observations to the above planning application:-

1. The application site is too close to the Clawddnewydd Sewerage Works.
2. The odor from the Clawddnewydd Sewerage Works would effect the proposed development site.
3. The proposed development is subject to noise pollution from the Clawddnewydd Sewerage Works.
4. There is no proven local need in Clawddnewydd for the additional proposed development.
5. Should the planning application be granted there should be the condition for a "Community Fund" for a play area costs etc. via the Derwen Community Council."

NATURAL RESOURCES WALES:

No objections subject to the Local Authority Drainage Engineer being satisfied that infiltration techniques for surface water drainage are feasible in this location.

DWR CYMRU / WELSH WATER:

No objections. The revised siting to move the dwellings further from the waste water treatment plant are noted, and unlikely therefore to result in a conflict between the two uses.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –
Head of Highways and Infrastructure

- Highways Officer:

No objections subject to controls being put in place regarding the construction of the access and future maintenance of visibility splays. Detailed comments are included in the assessment of highway impact section of the report.

- Pollution Control Officer:

No objections. The submitted odour management plan is considered to have been carried out to an adequate standard, and the proposed dwellings should not be affected by the waste water treatment plant.

- Ecologist:
No objections

- Housing and Community Development Service:
Key points from the Local Housing Market Assessment

- o Efenechtyd ward contains a high number of 15 and under residents, but a lesser amount of residents who are 65 and over.
- o In general, there is a high proportion of households who own their property in this area.
- o In the ward of Efenechtyd there is a very high level of detached housing,
- o Efenechtyd has markedly higher income than Denbighshire as a whole.
- o From a Strategic Housing perspective smaller two bedroom housing would be needed in this area.
- o A financial contribution of 0.9 units, as per the DCC affordable housing policy would be required if this application is granted.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

P. Davies, Caewgan, Clawddnewydd

Summary of planning based representations in objection:

Impact on surface water/flooding: The proposal could result in an increase in the surface water run off down the site resulting in problems off site.

EXPIRY DATE OF APPLICATION: 11/10/2017

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal is an outline application for development of 0.2 hectares of land for a residential development of a minimum of 9 dwellings.

1.1.2 Details of the access are included for consideration, and all other matters (appearance, landscaping, layout and scale) being reserved for later consideration.

1.1.3 The application is accompanied by an indicative proposed sketch site layout plan, which includes three housing types. The proposed dwelling dimension details set out the upper and lower size limits for the three different types of dwellings:

Plots 1-4

2-bedroom terrace houses (overall building dimensions)

Width: Upper limit 21.5m / lower limit 19.5m

Depth: Upper limit 10.5m / lower limit 9.5m

Height to Eaves: Upper limit 5.5m / lower limit 4.8m

Height to Ridge: Upper limit 8.5m / lower limit 7.5m

Plots 5 & 6

4 bedroom detached houses

Width: Upper limit 11m / lower limit 10m

Depth: Upper limit 8m / lower limit 6.5m

Height to Eaves: Upper limit 5.5m / lower limit 4.8m
Height to Ridge: Upper limit 8.5m / lower limit 7.5m

Plots 7 & 8

3 bedroom semi- detached houses (overall building dimensions)

Width: Upper limit 21m / lower limit 19m
Depth: Upper limit 10.5m / lower limit 9.5m
Height to Eaves: Upper limit 5.5m / lower limit 4.8m
Height to Ridge: Upper limit 8.5m / lower limit 7.5m

Plot 9

4 bedroom semi- detached house (overall building dimensions)

Width: Upper limit 12m / lower limit 10m
Depth: Upper limit 10.5m / lower limit 9.5m
Height to Eaves: Upper limit 5.5m / lower limit 4.8m
Height to Ridge: Upper limit 8.5m / lower limit 7.5m

- 1.1.4 The proposed site access arrangement details plan show the new site access and associated visibility splays. There would be an access road through the site. A new footpath of a minimum width of 2m is proposed along the highway to the south of the site.
- 1.1.5 Foul drainage would be via mains sewers, and surface water is to be via infiltration systems. Percolation test results have been submitted to demonstrate the suitability of the ground for such drainage.
- 1.1.6 An Odour Assessment has been carried out owing to the site's proximity to the Welsh Water Treatment Plant.

1.2 Description of site and surroundings

- 1.2.1 The site is a previously developed vacant site on the northern edge of the village of Clawddnewydd.
- 1.2.2 The site is accessed via a minor road from the B5105 in Clawddnewydd. The ground slopes downwards from east to west. Site boundaries are formed by natural hedgerows.
- 1.2.3 To the west of the site is open land that is also allocated for housing development. Some of this land is being developed, and other parts are the subject of other applications.
- 1.2.4 A Welsh Water treatment plant is located immediately to the south of the site, and beyond that are existing dwellings. A single dwelling, and builders' yard are immediately north of the site.
- 1.2.5 To the north and east are open fields.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the Clawddnewydd development boundary and is allocated for housing in the Local Development Plan.

1.4 Relevant planning history

- 1.4.1 None.

1.5 Developments/changes since the original submission

- 1.5.1 The portion of site to be developed and illustrative layout plans have been amended to reflect the findings of the Odour Assessment. The Odour Assessment recommended no development within 50 metres of the water treatment plant.
- 1.5.2 Porosity tests have been carried out to show the feasibility of soakaways in this location.
- 1.5.3 Site access details have been amended in response to Highway Officer initial comments.

1.6 Other relevant background information

- 1.6.1 There is a separate pending application for residential development in Clawddnewydd which is the subject of a report on the agenda. This is planning application code ref: 12/2017/0638. That application forms part of the other housing allocation in Clawddnewydd.

2. **DETAILS OF PLANNING HISTORY:**

- 2.1 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 BSC2 – Brownfield development priority

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy VOE6 – Water management

Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Affordable Housing SPG

Parking Requirements in New Developments SPG

Open Space SPG

Planning Obligations SPG

Residential Development SPG

Residential Development Design Guidance SPG

Residential Space Standards SPG

3.3 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Note 18: Transport (2007)

3.4 Other material considerations

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 Density and Mix of Development
- 4.1.3 Visual amenity
- 4.1.4 Residential amenity
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Affordable Housing
- 4.1.8 Open Space

4.2 In relation to the main planning considerations:

4.2.1 Principle

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.

Policy RD1 states that development proposals within development boundaries will be supported subject to compliance with detailed criteria.

The site is within the development boundary of Clawddnewydd as defined in the Local Development Plan, and has been allocated for housing. The LDP offers an indicative number of 10 dwellings for the whole of this allocation. The proposal offers 9 dwellings, as a result of the site being reduced in developable size by the recommended buffer zone around the adjacent water treatment works.

The Community Council suggest there is no proven need for additional housing in Clawddnewydd. With reference to the Development Plan and housing need, it is to be noted that at the time of drafting this report, the latest Joint Housing Land Availability Study (JHLAS) notes that Denbighshire has a 1.78 year supply of available housing land against a minimum National requirement of five years. This shortage and the positive contribution which a site of 9 dwellings would make to improving supply are also material considerations in respect of determining the application.

With respect to comments received, and having regard to the shortage of housing land within Denbighshire, it is considered that the principle of developing this allocated housing site within the development boundary of the village is acceptable, and the determination of the application should rest primarily on the assessment of the local impacts of the proposal

4.2.2 Density and Mix 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.

Applying this density to the site area of 0.49ha would give a total of 17 dwellings.

The application proposes 9 dwellings. This clear shortfall from the figure calculated by applying the density figure is a result of a large part of the site being effectively sterilised by the requirement to avoid development within 50 metres of the adjacent water treatment works.

The indicative plans suggest that there would be 4no. two bed dwellings, 2no. three bed dwellings, and 3no. four bed dwellings.

Taking all factors into account it is considered that the provision of 9 dwellings in this location is an acceptable density and that the mix suggested offers a good range of bedroom numbers.

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..

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The visual amenity impacts of a development proposal are a material consideration.

No representations have been received with respect to visual amenity. The application is made in outline with matters of appearance, layout, scale and landscaping being reserved matters.

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. The indicative layout shows a well spaced development set back from the road. The topography of the area suggests there would be limited views of the site from distance. Key to the proposal will be the detailing and landscaping of the road elevation. This is to be assessed and controlled at reserved matters stage.

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..

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The residential amenity impacts of a development proposal are a material consideration.

The Community Council has commented that the development would be unacceptably affected by odour and noise from the adjacent water treatment plant.

The application has been assessed by Public Protection Officers, and no noise issues were identified. With regard to odour, some concern was raised, and an Odour Assessment report was commissioned by the applicants. The report concluded that there was a slight chance of dwellings within 50 metres of the water treatment plant being adversely affected by odour. For this reason the indicative site layout was amended to show a 50 metre buffer zone around the treatment plant.

Welsh Water and Public Protection Officers are satisfied that the Waste Water Treatment Plant will not have an unacceptable impact upon the amenity of the proposed dwellings.

With regard to more 'standard' residential amenity issues, 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. However, it should be noted that the indicative layout suggests that adequate separation distances (as advised in SPG Residential Development) can be achieved. At this stage, therefore, the application is considered acceptable in terms of residential amenity.

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 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

The Community Council has raised concerns regarding the capacity of the local sewerage network to accommodate additional developments. A neighbouring resident has raised concerns regarding surface water run-off.

Dwr Cymru have raised no objection to the proposal and have confirmed that they have advised that no problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. Notwithstanding the concerns of the Community Council, having regard to the comments of Dwr Cymru as statutory undertaker, there is no evidence that the proposal would exceed the capacity of the sewerage network in the locality and satisfactory measures to deal with foul water disposal can be provided within the site.

The Planning Statement submitted with the application confirms that surface water would be dealt with by means of on-site soakaways. A Percolation Test has been carried out for the site which concludes the percolation value is considerable less than 100seconds/mm and therefore ground conditions are considered to be suitable for a designed surface water soakaway drainage system, however no details of such a system have been provided.

The County Council Drainage engineer is satisfied that the ground conditions are suitable for soakaways to be utilised. However, the final control of the location and size of the surface water systems should be conditioned.

Given the comments of the technical consultees, it is considered reasonable to assume that an acceptable drainage scheme can be achieved on the site. 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 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require 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.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration.

Having regard to the submitted details it is considered that sufficient information has been submitted to consider the outline planning application.

Highways Officers have carried out the following assessment of the application:

Capacity of Existing Network: Having regard to the scale of the proposed development and the existing highways network, it is considered that the proposals would not have an unacceptable impact on the local highways network in terms of capacity. The existing 30mph zone is to be extended in a northerly direction to encompass the entrance to the development. The street lighting will be extended in line with the 30mph zone and gateway feature re-located.

Accessibility: Having regard to the location of the existing site and existing arrangements it is considered that the proposals are acceptable in terms of accessibility and the relevant policy requirements identified above. A new footway link heading south out of the development along the B5105 and an un-controlled crossing are to be provided. This will provide pedestrians with a crossing of the B5105 and route into the village.

Site Access: The proposed site access arrangements demonstrate compliance with the visibility standards set out in Annex B TAN 18 and are therefore considered to be acceptable. The visibility shown on the submitted plan is subject to the extension of the 30mph zone in a northerly direction.

Measures to ensure visibility splays remain free from obstruction have not been identified on the submitted plans. Therefore it is suggested that a restrictive condition is imposed to ensure that visibility standards are maintained at all times.

Site Layout (including roads, pavements, manoeuvring, lighting etc): The access driveway and internal roads are to remain private and not offered for adoption. The Highway Authority has requested a minimum width of 4.1m is provided for the private access to ensure the safe passing of two vehicles. Having regard to the details provided and guidance identified above, it is considered that the on-site outline highways arrangements are acceptable.

Parking: The proposed parking arrangements are compliant with the standards set out in the Parking SPG and are therefore considered acceptable.

Having regard to the assessments above, Highways Officers would not object to the proposed development, subject to appropriate conditions.

Therefore, subject to the application of necessary planning conditions to control highways interests, the proposal is not considered likely to give rise to adverse impacts on highway interests, and is in general compliance with the policies listed above.

4.2.7 Affordable Housing

The Local Development Plan includes a number of policies which may be relevant to the provision of affordable housing within and outside identified settlement boundaries, in support of its strategies for meeting the needs of a growing population. The policies have been developed with regard to the objectives in Chapter 9 of Planning Policy Wales, and Technical Advice Note 2: Planning and Affordable Housing in relation to new housing provision.

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units. The policy refers to the detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision.

Policy BSC 1 sets an expectation that developers should provide a range of house sizes, types and tenures to reflect local need and demand

The Council's Strategic Planning and Housing section has advised a financial contribution of 0.9 units is likely to be required for a scheme of 9 dwellings. However, the application is in outline form for a minimum of 9 dwellings, the final number of units is therefore subject to change and details of how the development proposes to comply with the affordable housing policy has not been specified in the application

Accordingly, in accordance with current planning policy, it is now accepted practice on outline planning applications to use a 'standard' form of planning condition to require further approval of the arrangements for provision of Affordable Housing prior to the commencement of development. Officers suggest this approach to be appropriate in this instance.

4.2.8 Open Space

Policy BSC 11 specifies that all housing developments should make adequate provision for recreation and open space. All such schemes put increased demand on existing open spaces and facilities and therefore the policy applies to all developments including single dwellings.

Table 4 in the Open Space SPG adopted in March 2017 sets out thresholds for onsite provision and financial contributions. It specifies that for schemes of 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are indicative, and onsite provision for sites of less than 30 will be considered on their merits.

It is considered that the proposal would be acceptable in relation to open space policy subject to the requisite contribution being secured.

The proposal is for a minimum of 9 dwellings. Based on the thresholds contained in SPG Open Space, this would translate to a commuted sum of £11134.94. The applicants have not objected to this. As the number of dwellings has not been finalised, the matter can be appropriately dealt with through a suitably worded planning condition.

Other matters

Well – being of Future Generations (Wales) Act 2015

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

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

5. SUMMARY AND CONCLUSIONS:

5.1 The application site has been included as a housing allocation within the development boundary of Clawddnewydd as part of the adopted Denbighshire Local Development Plan. This establishes the Council's acceptance of the principle of the development.

5.2 The report sets out the main planning issues which appear relevant to the consideration of the application, and subject to the application of necessary planning conditions, the proposal is considered to be acceptable.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. Approval of the details of the appearance of the building(s), layout, landscaping and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this decision.
3. The development hereby permitted shall be begun 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) Topographical Survey (Dwg. No. Ty/076/SU01) received 27 February 2017
 - (ii) Proposed Site Plan (Dwg. No. Ty/076/PL01C) received 18 August 2017
 - (iii) Location Plan received 18 August 2017
 - (iv) Upper and Lower building limits received 19 October 2017
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:
 - a) Site compound location
 - b) Traffic management scheme
 - c) The parking of vehicles of site operatives and visitors;
 - d) Loading and unloading of plant and materials;
 - e) Storage of plant and materials used in constructing the development;
 - f) The management and operation of construction vehicles and the construction vehicle routes
 - g) wheel washing facilities;
 - h) 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 detailed layout, design, street lighting, signing, drainage and construction of the internal estate road, access to the site, footway adjacent to the existing highway and associated highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
7. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 0.6 metres above the level of the adjoining carriageway.
8. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the development being brought into use.
9. 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.
10. 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.

11. All signage within the site shall be in both Welsh and English.
12. The site shall be developed by way of no less than 9 dwellings.
13. No site clearance works or development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to plans showing full details of existing ground levels, all proposed floor levels of buildings and proposed ground levels. The development shall be carried out in accordance with the approved details.
14. No development shall be permitted within 50 metres of the boundary of the waste water treatment plant.
15. The dwellings hereby approved shall not be occupied until the written approval of the local Planning Authority has been obtained to the arrangements for compliance with the Council's policies and Supplementary Planning Guidance in relation to the provision of Open Space.

The reasons for the conditions 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. 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.
7. To ensure that adequate visibility is provided at the proposed point of access to the highway.
8. To provide for the parking of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
9. To ensure the development is in compliance with the Council's adopted affordable housing policies and guidance.
10. To ensure the development is served by a satisfactory drainage system.
11. In the interest of protection of the Welsh language.
12. In the interest of ensuring the site is developed in an efficient manner, whilst protecting the character of the area.
13. In order that the Authority may retain control over levels in the interests of visual amenity.
14. In the interest of residential amenity.
15. In the interest of compliance with adopted open space policies.