

© Crown copyright and database rights 2017 Ordnance Survey 100023408.

45/2018/0194

Scale: 1:1250

Printed on: 9/5/2018 at 16:23 PM



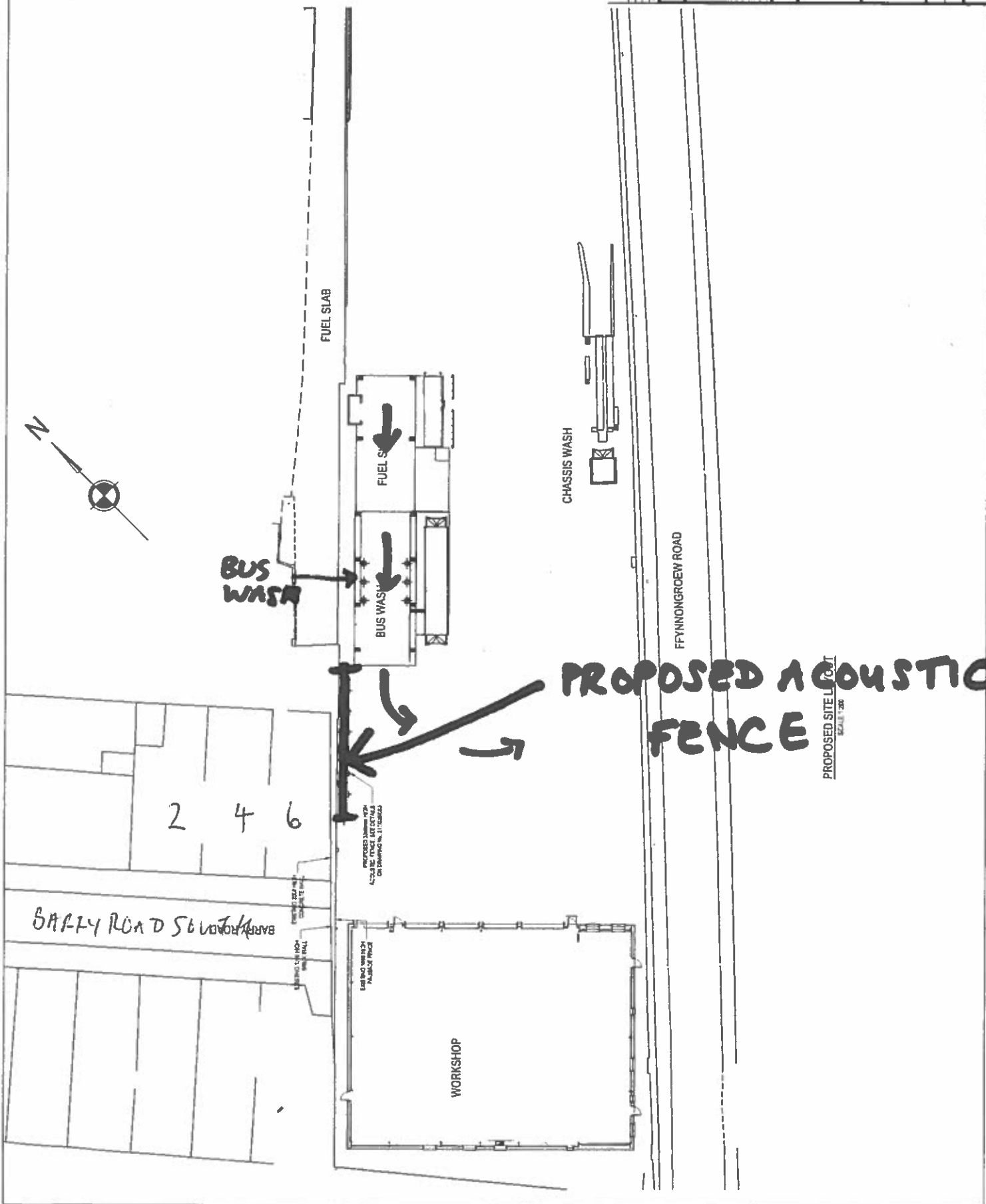
© Denbighshire County Council



# PROPOSED SITE LAYOUT

## GENERAL NOTES

1. THIS DRAWING IS TO BE USED FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY AND THE ENVIRONMENTAL AGENCY.
2. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
3. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.



PRELIMINARY	
 SHOOTER WATSON CONSULTING CIVIL & STRUCTURAL ENGINEERS 28 WIND CLIFF FRENCH LANE, RHYL, BRYN MAELOR, LL23 7JQ Telephone: 01772 821041 Fax: 01772 821042 Website: www.shooterwatson.co.uk	
CLIENT	ARRIVA CYMRU LTD
PROJECT	ARRIVA BUS DEPOT, FFYNGROEW ROAD, RHYL
DATE	PROPOSED LAYOUT WITH ACOUSTIC FENCE
SCALE	AS SHOWN
DATE	JULY 2017
PROJECT NUMBER	217026002
Pg 3	

**PROPOSED ACOUSTIC FENCE**

PROPOSED SITE LAYOUT  
SCALE: 1:200



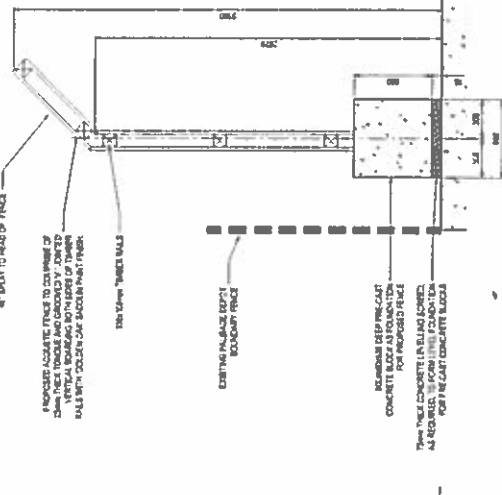
# PROPOSED FENCE DETAIL

### GENERAL NOTES

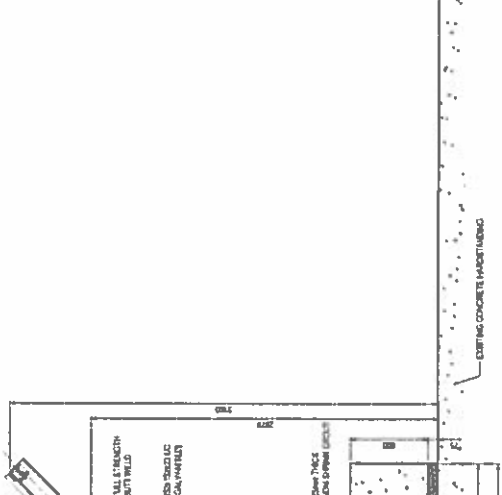
1. The dimensions of the proposed fence are given in millimetres unless stated otherwise.
2. All dimensions are to be taken to the centre line of the fence unless otherwise stated.
3. All steelwork to be fabricated in accordance with AS/NZS 4600:2005.
4. All steelwork to be painted with a minimum of two coats of zinc-rich primer and a top coat of durable, weather-resistant paint.
5. All concrete to be cast in accordance with AS 3600:2009.
6. All concrete to be cured for a minimum of 7 days before being subjected to any load.
7. All concrete to be cast in accordance with AS 3600:2009.
8. All concrete to be cast in accordance with AS 3600:2009.
9. All concrete to be cast in accordance with AS 3600:2009.
10. All concrete to be cast in accordance with AS 3600:2009.
11. All concrete to be cast in accordance with AS 3600:2009.
12. All concrete to be cast in accordance with AS 3600:2009.
13. All concrete to be cast in accordance with AS 3600:2009.
14. All concrete to be cast in accordance with AS 3600:2009.
15. All concrete to be cast in accordance with AS 3600:2009.
16. All concrete to be cast in accordance with AS 3600:2009.
17. All concrete to be cast in accordance with AS 3600:2009.
18. All concrete to be cast in accordance with AS 3600:2009.
19. All concrete to be cast in accordance with AS 3600:2009.
20. All concrete to be cast in accordance with AS 3600:2009.



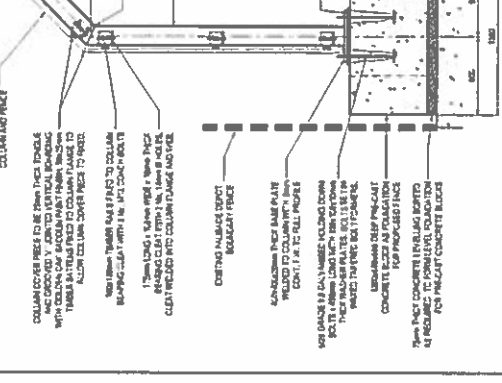
CROSS SECTION AT COLUMN LOCATIONS  
SCALE 1:20



CROSS SECTION BETWEEN COLUMN LOCATIONS  
SCALE 1:20

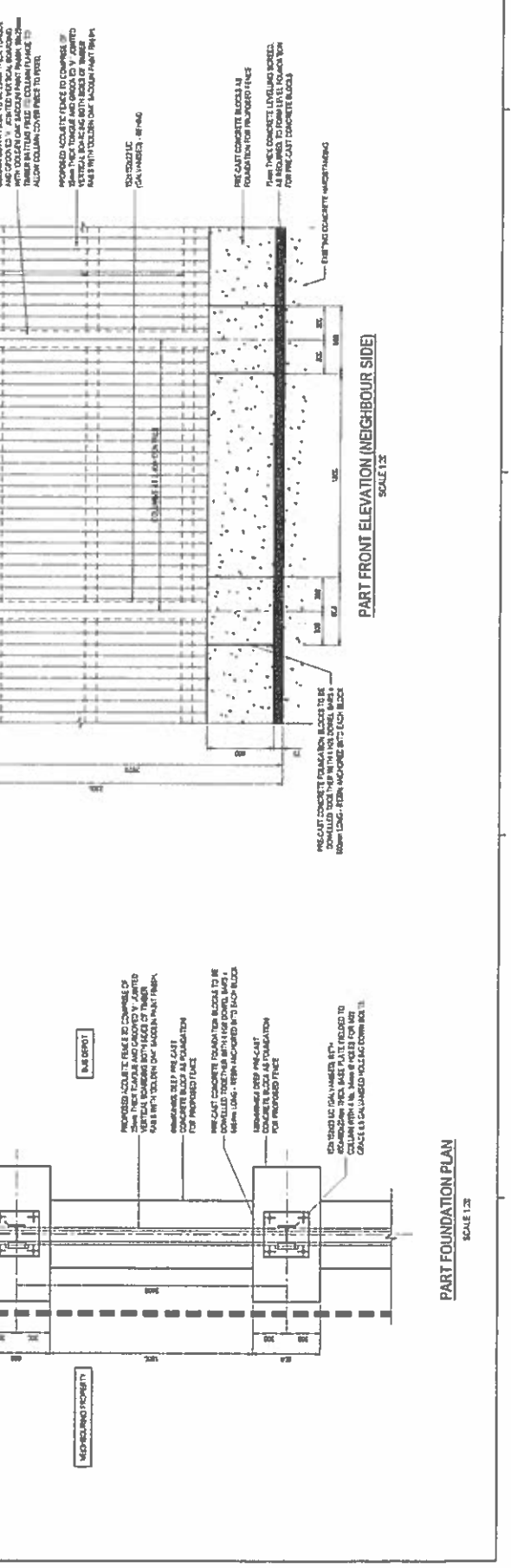


PART FOUNDATION PLAN  
SCALE 1:20



PART FRONT ELEVATION (NEIGHBOUR SIDE)  
SCALE 1:20

DATE OF ISSUE: 15/07/2013		DATE OF REVISION: 15/07/2013	DATE OF REVISION: 15/07/2013
DRAWN BY: [Name]		CHECKED BY: [Name]	DATE: 15/07/2013
PROJECT: ARRIVA CYNMUR LTD		CLIENT: ARRIVA BUS DEPOT, FFYNGROEY ROAD, RHYL	PROJECT NO: 217026003
PRELIMINARY		ACUSTIC FENCE DETAILS	
CONTRACT NO:	PROJECT NO:	DATE:	SCALE:
DRAWING NO:		DATE:	SCALE:
DRAWING NO:		DATE:	SCALE:
DRAWING NO:		DATE:	SCALE:
DRAWING NO:		DATE:	SCALE:
DRAWING NO:		DATE:	SCALE:

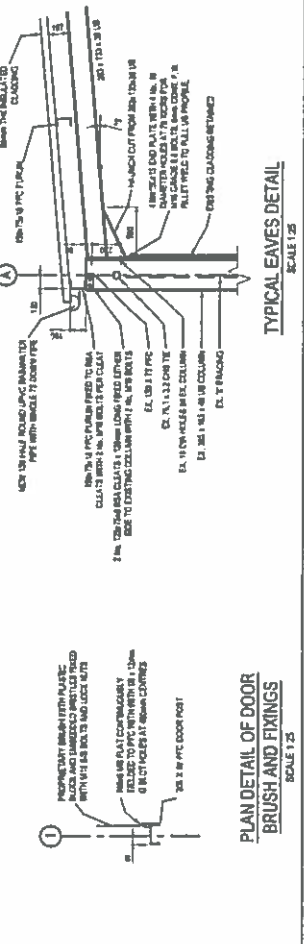
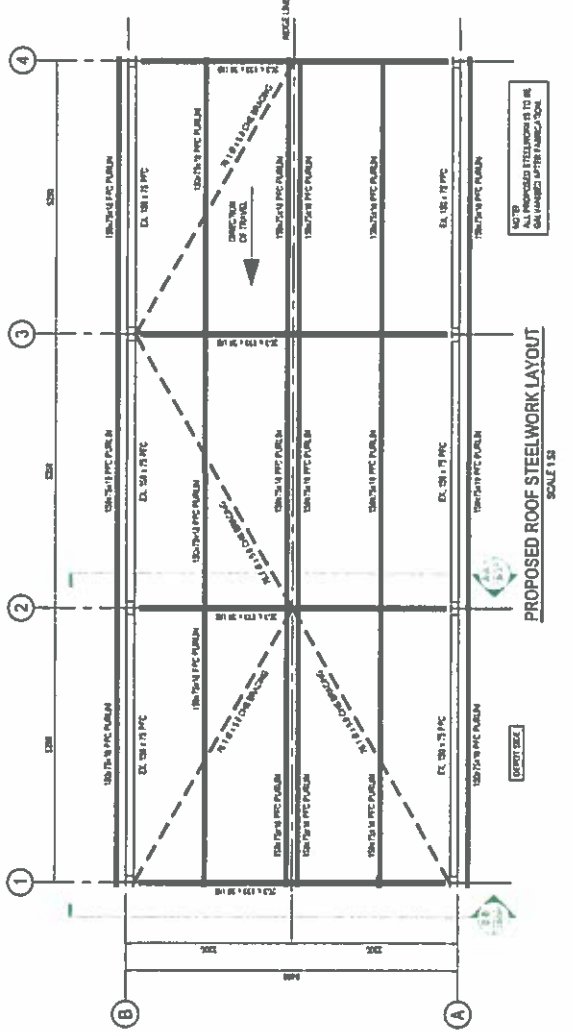
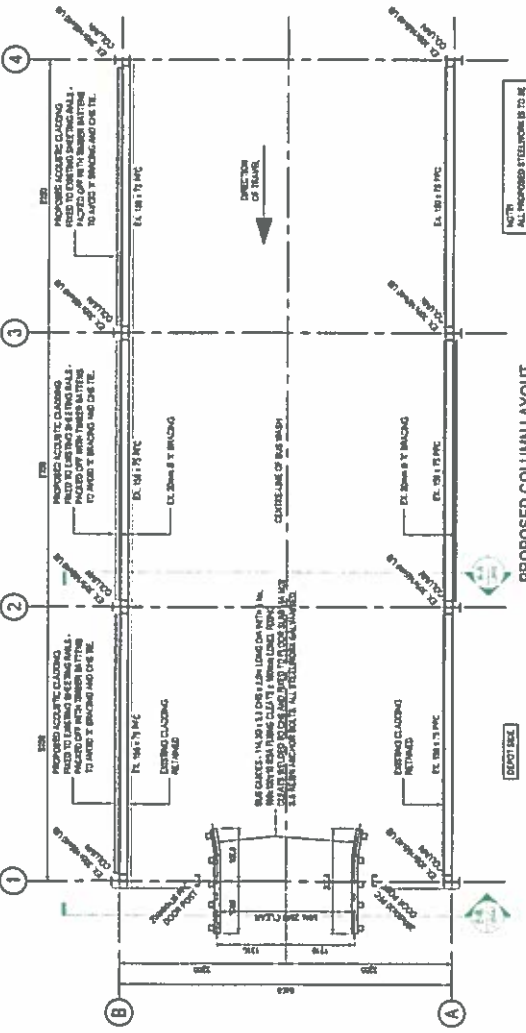
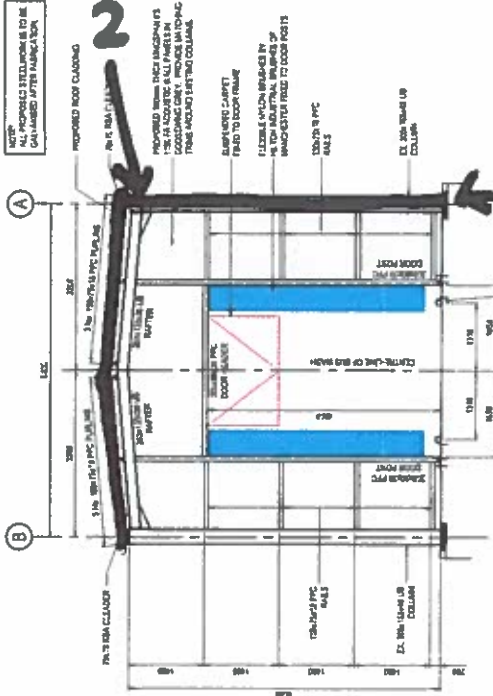
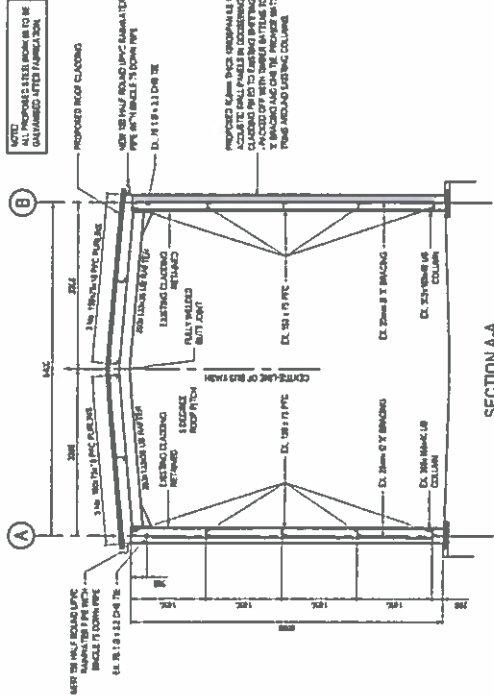




# EXISTING BUS WASH WITH NEW

### GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
2. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
3. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
4. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
5. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
6. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
7. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
8. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
9. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
10. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
11. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
12. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
13. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
14. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
15. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
16. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
17. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
18. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
19. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.
20. ALL PROPOSED STEELWORK IS TO BE GALVANNEED AFTER FABRICATION.



**NEW ROOF**

**ACOUSTIC PANELS ON BUSWASH**

 Snooper Watson CONSTRUCTION CONSULTANTS & ENGINEERS 28 Wood Close, Preston, Lancashire, PR1 4-LL Telephone: 01772 670044 Fax: 01772 670045 Website: www.snooperwatson.co.uk	
<b>PRELIMINARY</b>	
PROJECT <b>ROOF</b> BUS WASH MODIFICATIONS ARRIVA DEPOT, FFYNGROEWE RD, RHYL,	CLIENT ARRIVA CYMRU LTD
DRAWING NO 217020007	DATE 15th JAN 2012
DRAWN BY GUY	CHECKED BY GUY
PROJECT NO 217020007	SHEET NO 1 OF 1





**WARD :** Rhyl West

**WARD MEMBERS:** Cllr Alan James (c)  
Cllr Joan Butterfield

**APPLICATION NO:** 45/2018/0194/ PF

**PROPOSAL:** Erection of acoustic boundary fence and new roof to existing bus wash to contain overspray

**LOCATION:** Arriva Cymru Ltd Ffynnongroew Road Rhyl LL18 1DB

**APPLICANT:** Arriva North West & Wales Ltd.

**CONSTRAINTS:** C1 Flood Zone Article 4 Direction

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

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

- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL  
"No Objection".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES  
Pollution Control Officer  
No objection

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Varughese Koshy, 6 Barry Road South, Rhyl  
Mrs A M Prosser, 30 Terence Avenue Rhyl  
Mrs G Gwillam, 28 Terence Avenue Rhyl Ruth Jenkinson, 4 Barry Road South, Rhyl J Iobai,  
Unit 1, Ffynnongroew Road, Rhyl  
Rita Bird, 34 Terrence Avenue, Rhyl

Summary of planning based representations in objection:

Residential Amenity Impacts:

Noise: The noise from the bus wash is loud and unpleasant

Smell: During bus wash time, chemicals from the washing detergent blows in to neighbouring properties

Spray: As the bus wash unit is open both ends spray causes an issue

Light: There is lighting on the bus wash unit which is close to residential properties.

Air pollution: Chemicals within cleaning detergent is used which is carried by the wind

General comments

The bus wash was located in the wrong location.

The proposal won't solve the problem, the bus wash unit is open both ends so spray and noise will still be an issue.

**EXPIRY DATE OF APPLICATION:** 23/05/2018

**REASONS FOR DELAY IN DECISION:** N/A

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

- 1.1.1 The proposal is for the erection of an acoustic boundary fence and a new roof over the existing bus wash at the Arriva Bus Depot on Ffynngroyw Road in Rhyl.
- 1.1.2 The proposed acoustic boundary fence would be 3.3m in height with a 45 degree 'splay' at the head of the fence. The fence would be faced on both sides with tongue and grooved 'V' jointed vertical boarding with a 'golden oak' sadolin paint finish.
- 1.1.3 The fence would be located along the boundary of the site from the edge of the bus wash to approximately half way down the gable end of No 6, Barry Road South, a total length of approximately 18m.
- 1.1.4 The existing bus wash is approximately 6.5 m high and is located close to the northern boundary of the site. The bus wash has an open roof and entrance/exit. A temporary tarpaulin cover has recently been placed over the roof of the bus wash following complaints from local residents relating to spray, noise, light and smells.
- 1.1.5 This application seeks permission to erect a permanent roof to the bus wash unit, finished in cladding to match the existing wall cladding. It is also proposed to replace the wall cladding on the northern elevation of the bus wash with insulated acoustic panels in goosewing grey to match the existing, in order to minimise noise transmission.
- 1.1.6 In addition, it is also proposed to partially close the open end of the bus wash where the buses exit the washer by installing acoustic panelling above the door header and also plastic roof carpet and vertical brushes within the actual opening.
- 1.1.7 Plans are provided at the front of the report to indicate the position and detailing of the acoustic fence and elevations of the bus wash following the proposed alterations.

1.2 Description of site and surroundings

- 1.2.1 The bus wash is within the long established Arriva Bus Depot site, located off Ffynngroyw Road in Rhyl. The site bounds some residential properties to the north and west with the railway line immediately abutting the southern boundary of the site.
- 1.2.2 The site has a single access point off Ffynngroyw Road near the corner of the 'H' Bridge.
- 1.2.3 The whole site has recently been redeveloped including the erection of a new depot, fuel and wash facilities a new entrance and associated works.

1.3 Relevant planning constraints/considerations

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

1.4 Relevant planning history

1.4.1 Planning permission for the redevelopment of the site including the bus wash facility was granted in 2014.

1.5 Developments/changes since the original submission

1.5.1 None.

1.6 Other relevant background information

1.6.1 The application has been submitted following the involvement of the Council's Pollution Control Officer.

**2. DETAILS OF PLANNING HISTORY:**

2.1 45/2013/1369/PF Demolition of existing workshop, offices and buildings and erection of a new bus depot, fuel and wash facilities, chassis wash facility, fuel tank, new entrance and boundary treatments GRANTED 11<sup>th</sup> under delegated powers on 11<sup>th</sup> February, 2014.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 Denbighshire Local Development Plan (adopted 4<sup>th</sup> June 2013)

**Policy RD1** – Sustainable development and good standard design

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Notes

TAN 11: Noise (1997)

TAN 12: Design (2016)

**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

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application site is an established bus depot located within the development

boundary of Rhyl. The principle of reasonable development in association with an existing business is considered to be acceptable subject to an assessment of the local impacts.

#### 4.2.2 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;

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.

There are no specific objections relating to the impact of the proposal on visual amenity.

As noted, the proposal is to erect an acoustic fence along part of the boundary of the bus depot to provide a barrier from the edge of the bus wash unit. The vertical height of the fence would be 2.6m and there would be a 45 degree splay to the head of the fence adding 0.7m to its overall height. In relation to materials, facing the residential property the fence would be finished with a 'golden oak' sadolin paint finish on both sides.

The proposed alterations to the bus wash unit will be done in materials to match the existing building which are in keeping with other buildings on the site.

In terms of visual impact, it is considered the proposal would not result in an unacceptable adverse impact on the visual amenity of the area.

#### 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..

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.

There are a number of specific amenity issues raised by local residents, who do not consider that the proposals will address their concerns.

#### In relation to noise:

The proposal includes the erection of an acoustic boundary fence and alterations to the bus wash unit, as described previously.

The Council's Pollution Control Officer has been consulted and has raised no objection to the proposals. In relation to noise, the solutions presented by the

applicant are considered to be appropriate.

In relation to spray:

It is proposed to install a permanent clad roof to the bus wash unit and to partially close the open end of the bus wash where the buses exit the washer by installing acoustic panelling above the door header and also a plastic roof carpet and vertical brushes within the actual opening.

The permanent roof proposed to the unit along with enclosing the area where the buses exit the washer would significantly minimise any spray from leaving the washer unit.

If spray does escape, the 3.3m high fence would also assist in screening the residential properties from spray to an acceptable degree.

The Council's Pollution Control Officer has been consulted and has raised no objection to the proposals. In relation to spray, the solutions presented by the applicant are considered to be appropriate

In relation to smell and air pollution (from the spray):

It is proposed to install a permanent clad roof to the bus wash unit and to partially close the open end of the bus wash where the buses exit the washer by installing acoustic panelling above the door header and also a plastic roof carpet and vertical brushes within the actual opening.

The permanent roof proposed to the unit along with enclosing the area where the buses exit the washer would significantly minimise spread of any spray and therefore smell from leaving the washer unit.

The effect of the fence structure would also assist mitigation of smell from the cleaning process.

The Council's Pollution Control Officer has been consulted and has raised no objection to the proposals. In relation to smell, the solutions presented by the applicant are considered to be appropriate.

In relation to light:

There is an existing lighting column located along the boundary with the neighbouring property and there is lighting located within the bus wash unit itself.

It is proposed to install a permanent clad roof to the bus wash unit and to partially close the open end of the bus wash where the buses exit the washer by installing acoustic panelling above the door header and also a plastic roof carpet and vertical brushes within the actual opening.

The lighting column located along the boundary of the site with the neighbouring property is no longer in use and has been permanently disconnected.

The permanent roof proposed to the unit along will enclose the area where the buses exit the washer and therefore would significantly minimise any light escaping from the bus wash unit.

The 3.3m high fence proposed would also assist in screening the residential properties from any light from the bus wash unit and from the buses exiting the bus wash to an acceptable degree.

The Council's Pollution Control Officer has been consulted and has raised no objection to the proposals. In relation to light, the solutions presented by the applicant are considered to be appropriate.

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 In respecting the representations on the application, the proposals are considered acceptable in visual and residential amenity terms.

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

1. The development to which this permission relates shall be begun no later than 23rd September 2018.
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) Existing bus wash indicating steelwork to be removed (Drawing No. 217/026/006 Rev. P1) received 21 February 2018
  - (ii) Existing bus wash indicating steelwork to be added (Drawing No. 217/026/007 Rev. P1) received 21 February 2018
  - (iii) Acoustic fence details (Drawing No. 217/026/003 Rev. P3) received 21 February 2018
  - (iv) Existing block plan (Drawing No. 1275/P/002) received 2 March 2018
  - (v) Proposed layout with acoustic fence (Drawing No. 217/026/002 Rev. P3) received 21 February 2018
  - (vi) Location plan received 21 February 2018
3. The bus wash shall only be permitted to operate between the hours of 7am and 9.30pm on any day.

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 residential amenity