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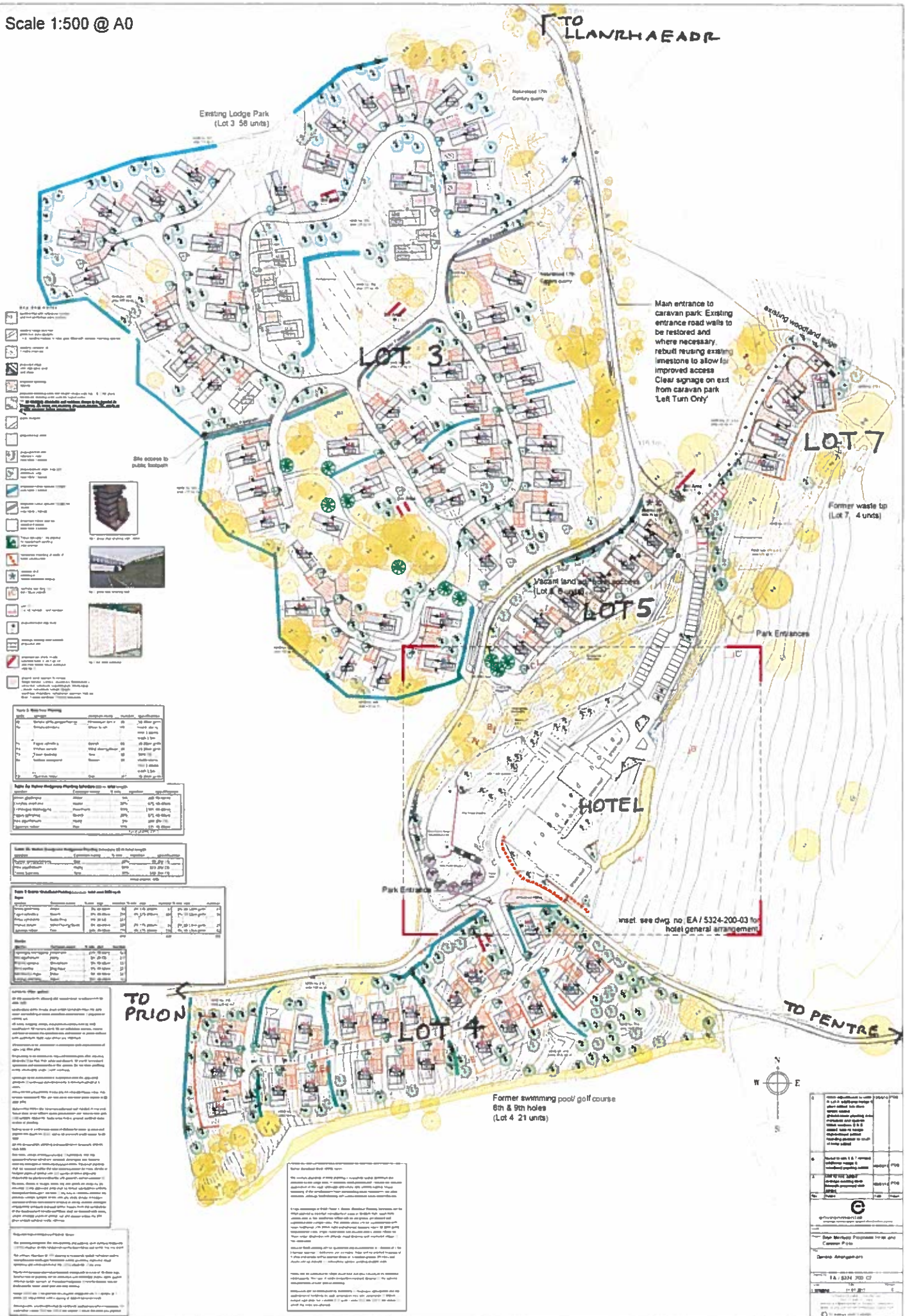
23/2017/1218

Scale: 1:5000

Printed on: 6/6/2018 at 14:50 PM

PROPOSED LAYOUT

Scale 1:500 @ A0



Main entrance to caravan park. Existing entrance road/walks to be restored and where necessary rebuilt reusing existing limestone to allow for improved access. Clear signage on exit from caravan park. Left Turn Only.

visit see dwg no. EA/S324-200-03 for hotel general arrangement

Item	Description	Quantity	Unit	Value
1	Asphalt paving	100	m ²	1000
2	Gravel paving	200	m ²	2000
3	Concrete paving	50	m ²	5000
4	Grass	500	m ²	5000
5	Planting	100	plants	1000

Item	Description	Quantity	Unit	Value
1	Structural steel	100	kg	1000
2	Reinforcement	200	kg	2000
3	Concrete	500	m ³	5000
4	Bricks	1000	units	10000
5	Roof tiles	2000	units	20000

Item	Description	Quantity	Unit	Value
1	Windows	100	units	10000
2	Doors	50	units	5000
3	Roofing	200	m ²	2000
4	Plumbing	100	units	1000
5	Electrical	100	units	1000

Notes:

1. All dimensions are in millimeters unless otherwise stated.
2. All work shall be in accordance with the relevant British Standards.
3. The contractor shall be responsible for obtaining all necessary permits and approvals.
4. The contractor shall ensure that all work is completed within the specified time frame.
5. The contractor shall maintain access to all existing services and structures.
6. The contractor shall ensure that all work is completed in a safe and secure manner.
7. The contractor shall ensure that all work is completed in a professional and timely manner.
8. The contractor shall ensure that all work is completed in a cost-effective manner.
9. The contractor shall ensure that all work is completed in a high-quality manner.
10. The contractor shall ensure that all work is completed in a sustainable manner.

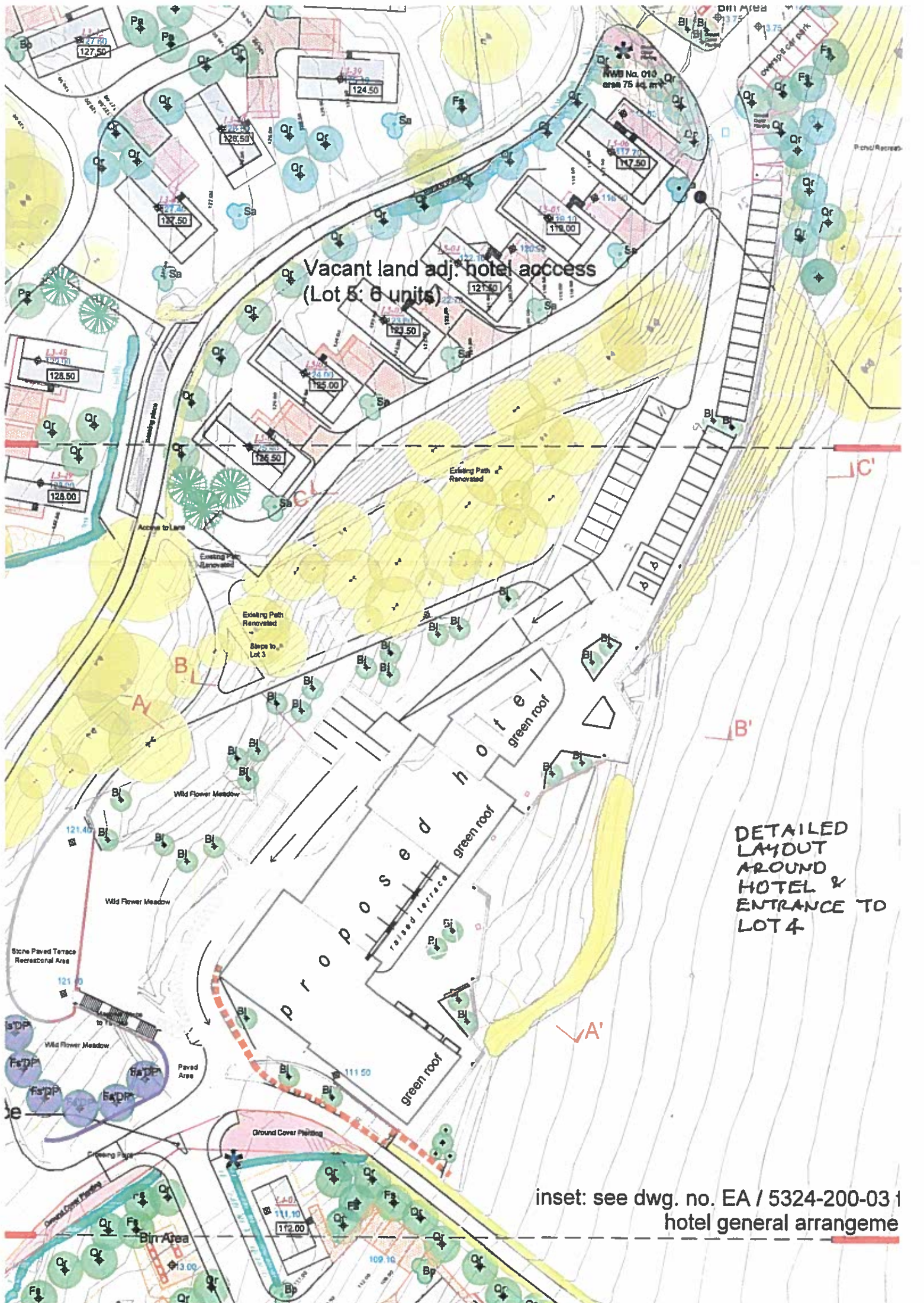
Additional Information:

The site plan is based on the following assumptions:

- The ground level is as shown on the site plan.
- The existing structures are as shown on the site plan.
- The proposed structures are as shown on the site plan.
- The proposed landscaping is as shown on the site plan.
- The proposed parking spaces are as shown on the site plan.
- The proposed access roads are as shown on the site plan.
- The proposed drainage system is as shown on the site plan.
- The proposed electrical system is as shown on the site plan.
- The proposed plumbing system is as shown on the site plan.
- The proposed heating system is as shown on the site plan.
- The proposed ventilation system is as shown on the site plan.
- The proposed fire alarm system is as shown on the site plan.
- The proposed security system is as shown on the site plan.
- The proposed CCTV system is as shown on the site plan.
- The proposed access control system is as shown on the site plan.
- The proposed parking management system is as shown on the site plan.
- The proposed waste management system is as shown on the site plan.
- The proposed recycling system is as shown on the site plan.
- The proposed energy management system is as shown on the site plan.
- The proposed water management system is as shown on the site plan.
- The proposed air management system is as shown on the site plan.
- The proposed noise management system is as shown on the site plan.
- The proposed vibration management system is as shown on the site plan.
- The proposed ground movement management system is as shown on the site plan.
- The proposed contamination management system is as shown on the site plan.
- The proposed odour management system is as shown on the site plan.
- The proposed dust management system is as shown on the site plan.
- The proposed traffic management system is as shown on the site plan.
- The proposed pedestrian management system is as shown on the site plan.
- The proposed cycle management system is as shown on the site plan.
- The proposed horse management system is as shown on the site plan.
- The proposed dog management system is as shown on the site plan.
- The proposed cat management system is as shown on the site plan.
- The proposed bird management system is as shown on the site plan.
- The proposed insect management system is as shown on the site plan.
- The proposed plant management system is as shown on the site plan.
- The proposed animal management system is as shown on the site plan.
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- The proposed sports management system is as shown on the site plan.
- The proposed leisure management system is as shown on the site plan.
- The proposed entertainment management system is as shown on the site plan.

Site Plan Details:

- Site Name: [Name]
- Site Address: [Address]
- Site Area: [Area]
- Site Capacity: [Capacity]
- Site Status: [Status]
- Site Date: [Date]
- Site Author: [Author]
- Site Reviewer: [Reviewer]
- Site Approver: [Approver]
- Site Version: [Version]
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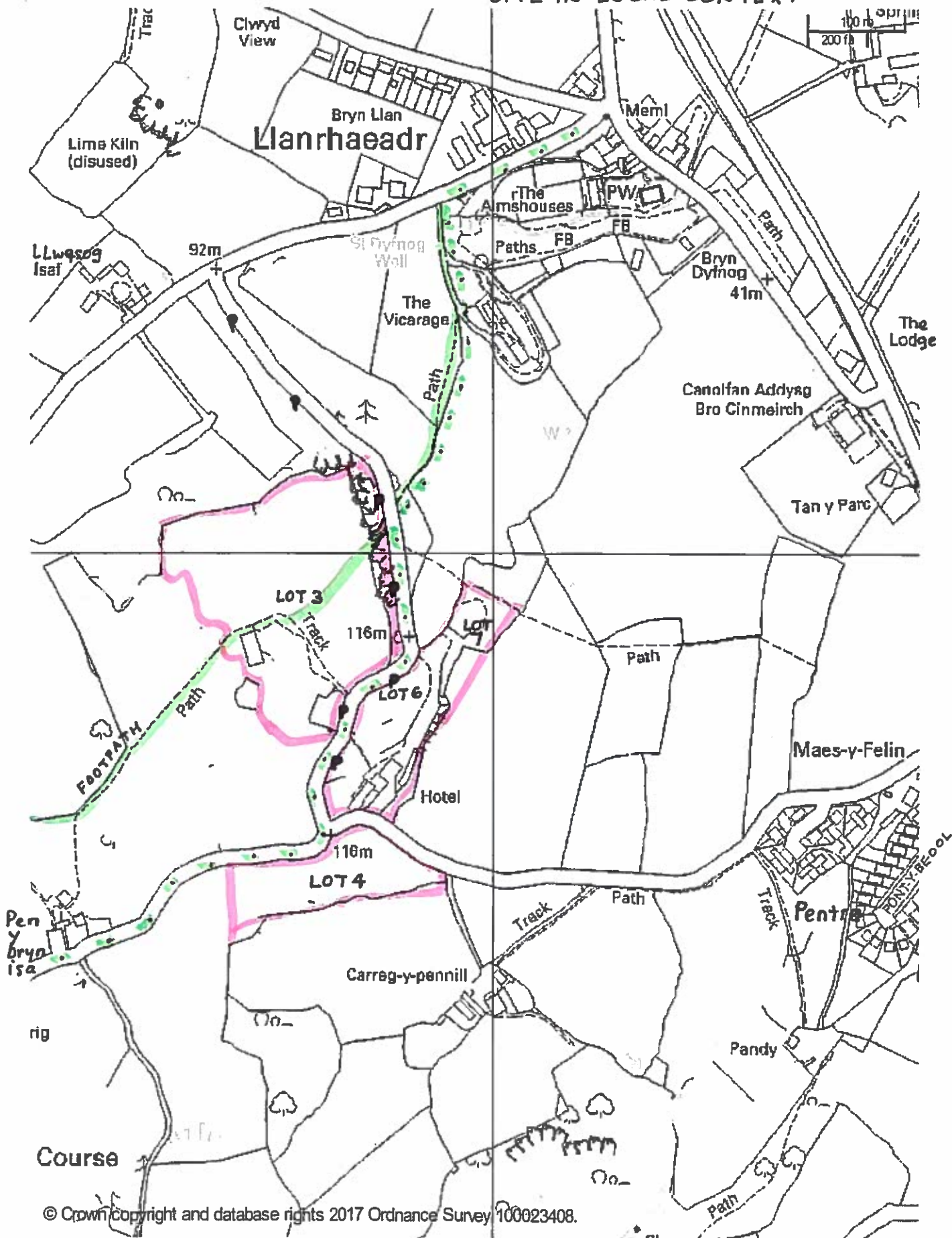


Vacant land adj. hotel access
(Lot 5: 6 units)

DETAILED LAYOUT AROUND HOTEL & ENTRANCE TO LOT 4

inset: see dwg. no. EA / 5324-200-03 / hotel general arrangement

SITE IN LOCAL CONTEXT



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Printed on: 4/6/2018 at 10:07 AM

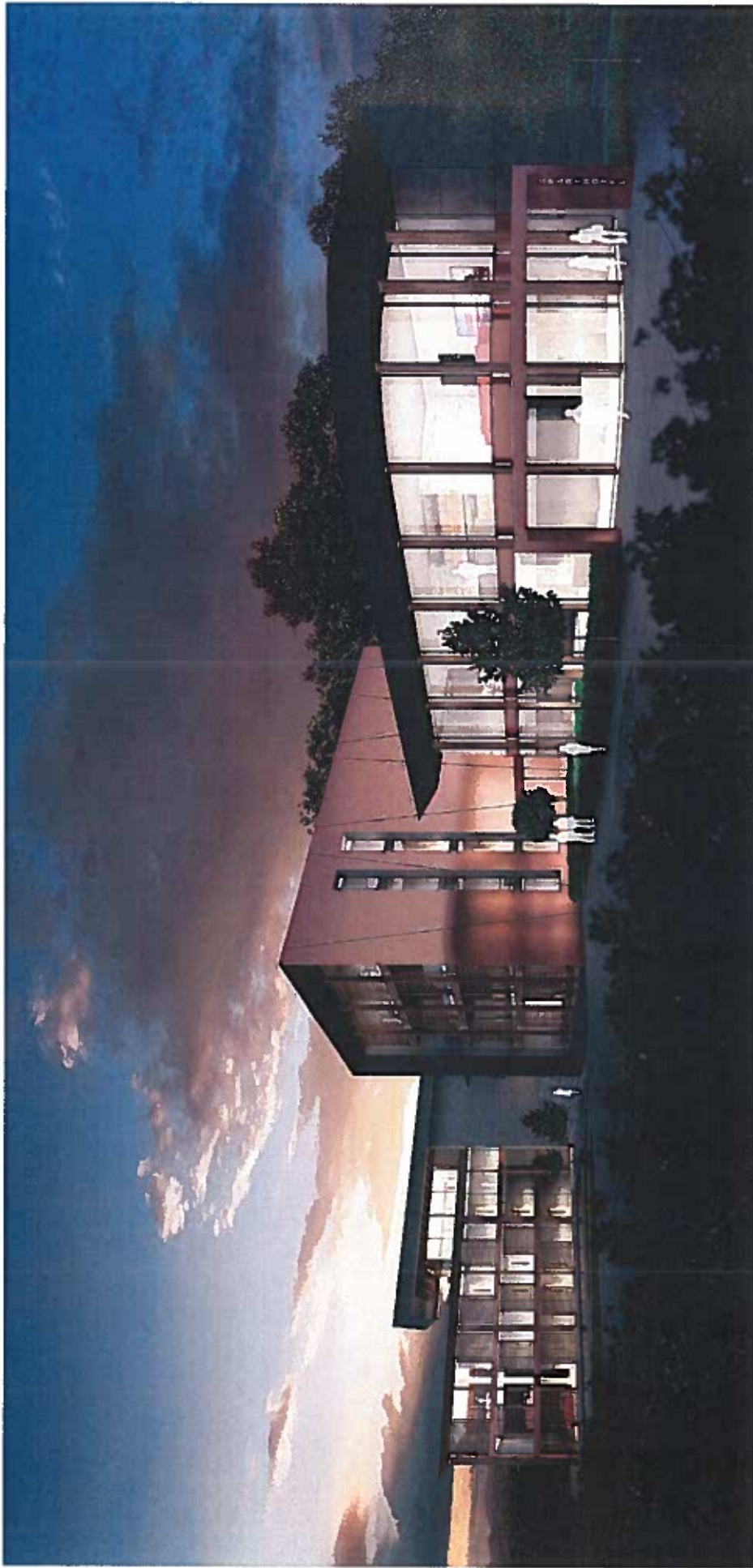


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- PUBLIC FOOTPATH
- MIRAETHOG TRAIL

- LOCATION OF PROPOSED PASSING BAYS

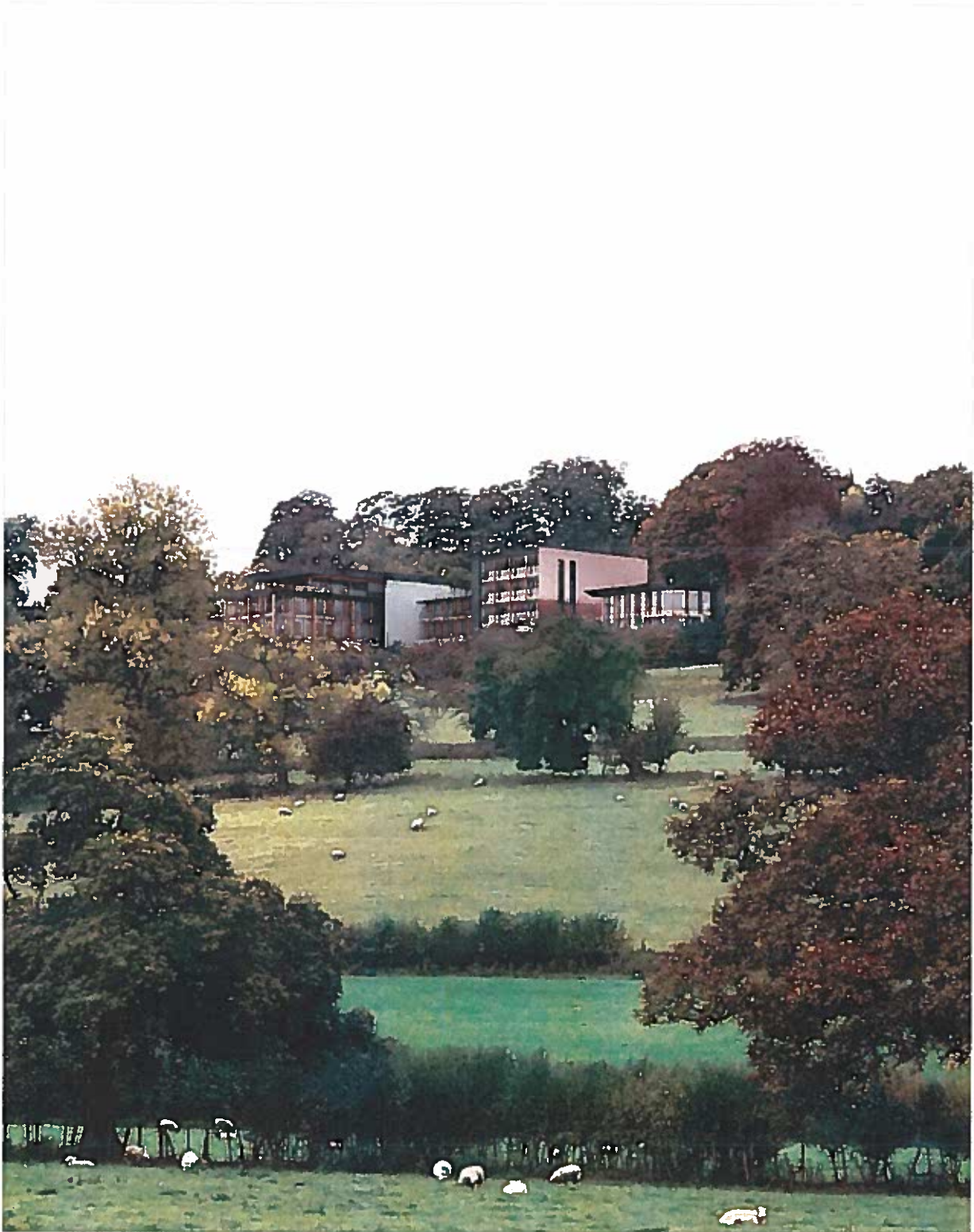
Planning Drawing



Proposed 3D Visual - (Front Elevation)

Drawings	Revisions	Project	Client	BR Architecture
		Proposed Replacement Hotel	Chris Buckley	2 Chatsworth Close, Rhos-on-Sea, Colwyn Bay, Gwynedd LL28 4DE
		Proposed 3D Visual - Front Elevation (Planning Application Drawing)	Bryn Morfydd Hotel Golf Club, Llanhaeadr, Denbigh, LL16 4NP	t • 07789 175903
			Project: A3	e • info@branchitecture.com
			Issue: Dec. 2017	w • www.branchitecture.com
			Drawings: BR-MORFYDD-PL30	

Planning Drawing



Proposed 3D Visual - (Context Elevation)

Project	Proposed Replacement Hotel		
Client	Chris Buckley		
Location	Bryn Morfydd Hotel Golf Club, Llanrhaeadr, Denbigh. LL16 4NP		
Drawing	Scale	Paper	Date
Proposed 3D Context Elevation (Planning Application Drawing)		A3	Dec. 2017
Drawn by	BR:MORFYDD-PL31		

BR Architecture

2 Chatsworth Close Rhos-on-Sea
Colwyn Bay Conwy. LL28 4DE
t - 07789 175903
e - info@brarchitecture.com
w - www.brarchitecture.com



ELEVATION PLANS OF HOTEL BUILDING



Proposed Side Elevation



Proposed Side Elevation



Proposed Front Elevation

Planning Drawing



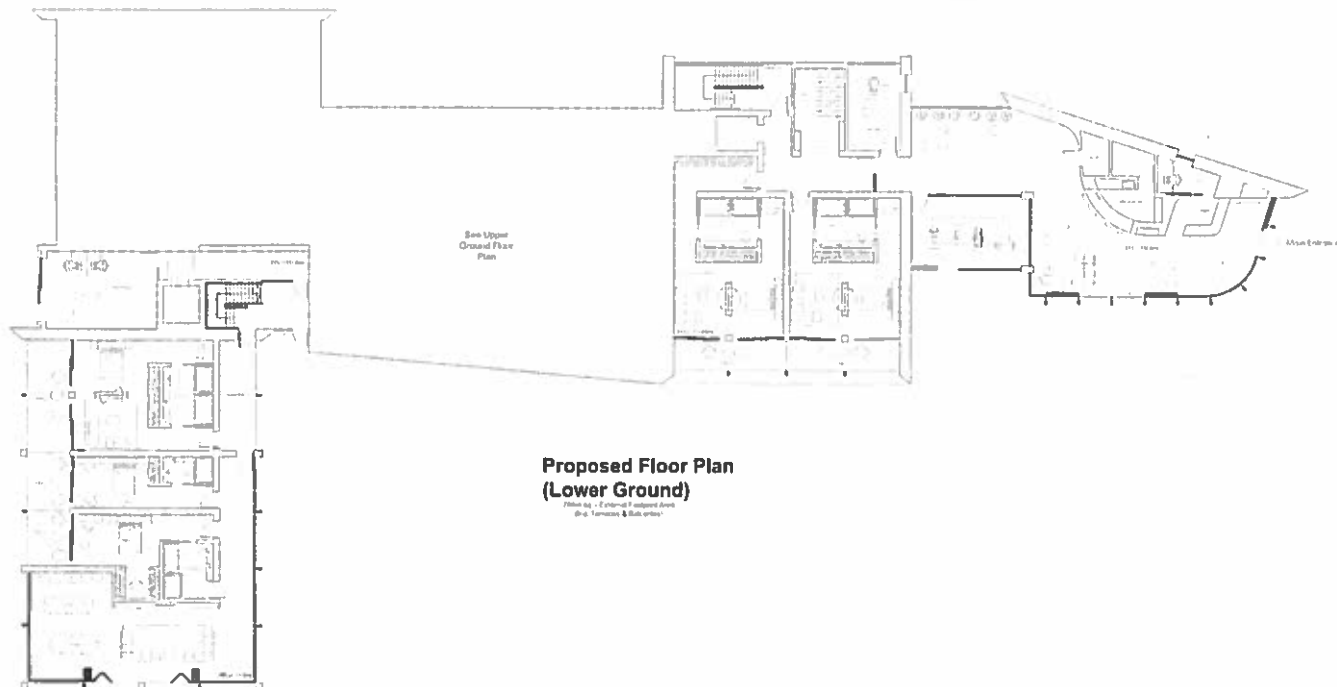
BR Architecture
 2 Chatsworth Close, Rhos-on-Sea,
 Colwyn Bay, Conwy, LL28 4DE
 t - 07789 175903
 e - info@brarchitecture.com
 w - www.brarchitecture.com

Chris Buckley	
Bryn Morfydd Hotel Golf Club, Llanrhaeadr, Denbigh, LL16 4NP	
NTS	A3
Dec. 2016	
BR:MORFYDD-PL10	

Proposed Replacement Hotel
Proposed Colour Elevations (Planning Application Drawing)

Drawn by:	
Checked by:	
Scale:	

Planning Drawing



**Proposed Floor Plan
(Lower Ground)**

(1279sq sq. ft. Internal Floorplate Area
Incl. Terrace & Sub-structure)

Proposed Replacement Hotel

**Proposed Lower Ground Floor
(Planning Application Drawing)**

Chris Buckley

Bryn Morfydd Hotel Golf Club,
Llanrhosadr, Denbigh,
LL16 4NP

1:200 A3 Dec. 2016

BR:MORFYDD-PL01

BR Architecture

242, St. Andrew's Close, Trefor, Denbigh, LL16 4NP
07789 175903
info@brarchitecture.com
www.brarchitecture.com



Proposed Section (Third)

Proposed Section (Second)

Proposed Section (First)



**Proposed Floor Plan
(Upper Ground)**

(1279sq sq. ft. Internal Floorplate Area
Incl. Terrace & Sub-structure)

Proposed Replacement Hotel

**Proposed Upper Ground Floor
(Planning Application Drawing)**

Chris Buckley

Bryn Morfydd Hotel Golf Club,
Llanrhosadr, Denbigh,
LL16 4NP

1:200 A3 Dec. 2016

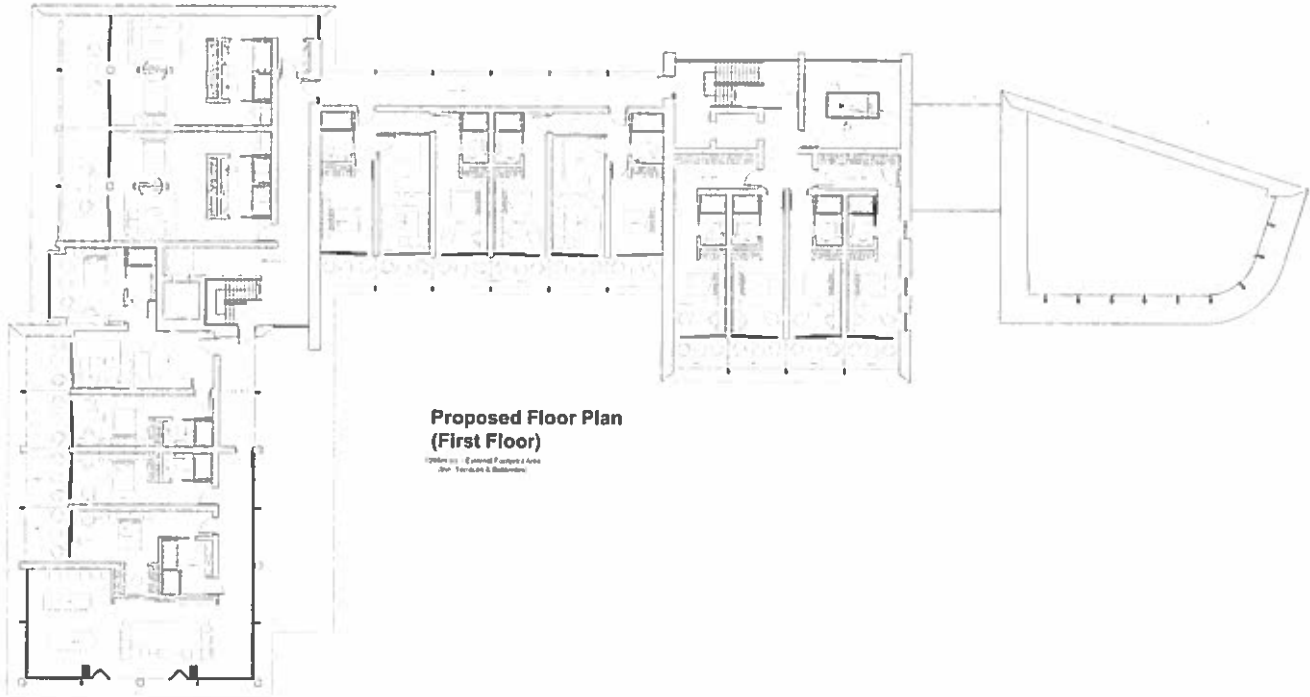
BR:MORFYDD-PL02

BR Architecture

242, St. Andrew's Close, Trefor, Denbigh, LL16 4NP
07789 175903
info@brarchitecture.com
www.brarchitecture.com



Planning Drawing



Proposed Floor Plan (First Floor)

1:200 06 - External Fabric Area
(See Technical Schedule)

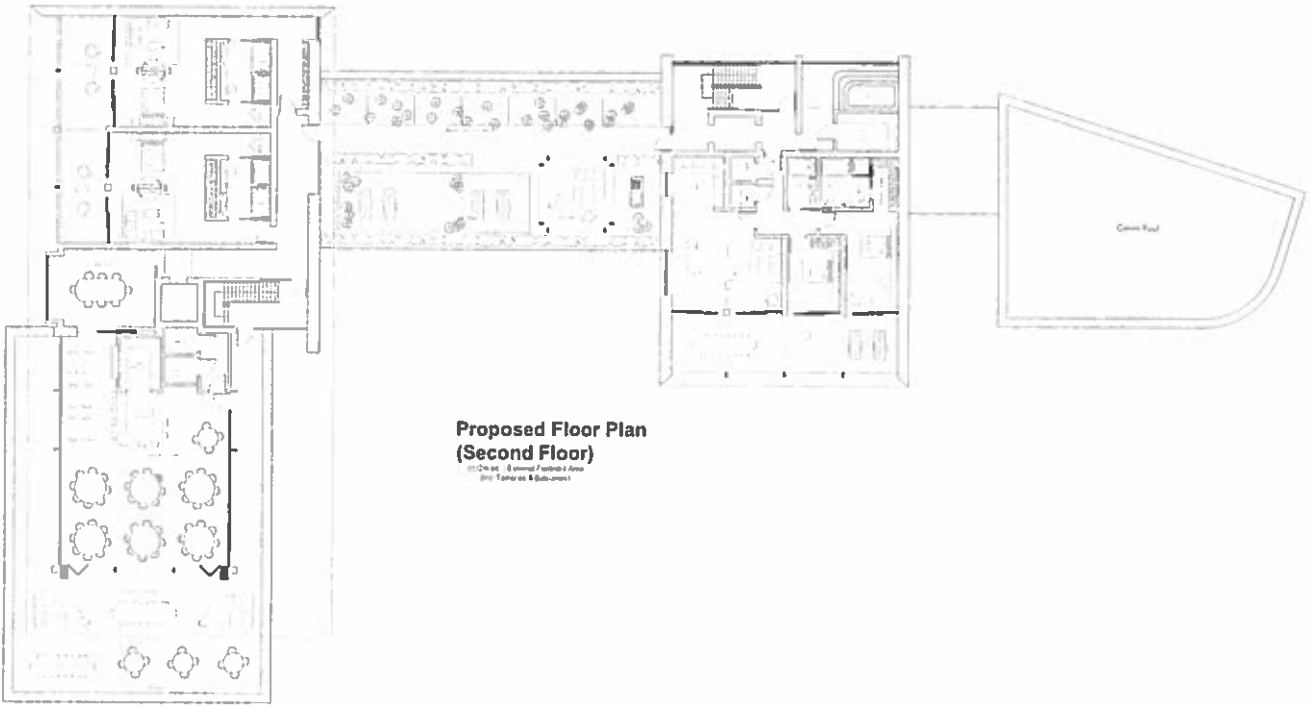
PROJECT	230000
REF	A-11042100-000004-11-12-2016

Proposed Replacement Hotel	By	Chris Buckley
	For	Bryn Morfydd Hotel Golf Club, Llanrhaeadr, Denbigh, LL16 4NP
Proposed First Floor Plan (Planning Application Drawing)	Scale	1:200
	Sheet	A3 Dec. 2016
BR:MORFYDD-PL03A		

BR Architecture
2 Churchfields Close, Indroo, Denbigh, Denbigh, LL16 4NP
T: 07789 175903
E: info@brarchitecture.com
W: www.brarchitecture.com




Planning Drawing



Proposed Floor Plan (Second Floor)

1:200 06 - External Fabric Area
(See Technical Schedule)

PROJECT	230000
REF	A-11042100-000004-11-12-2016

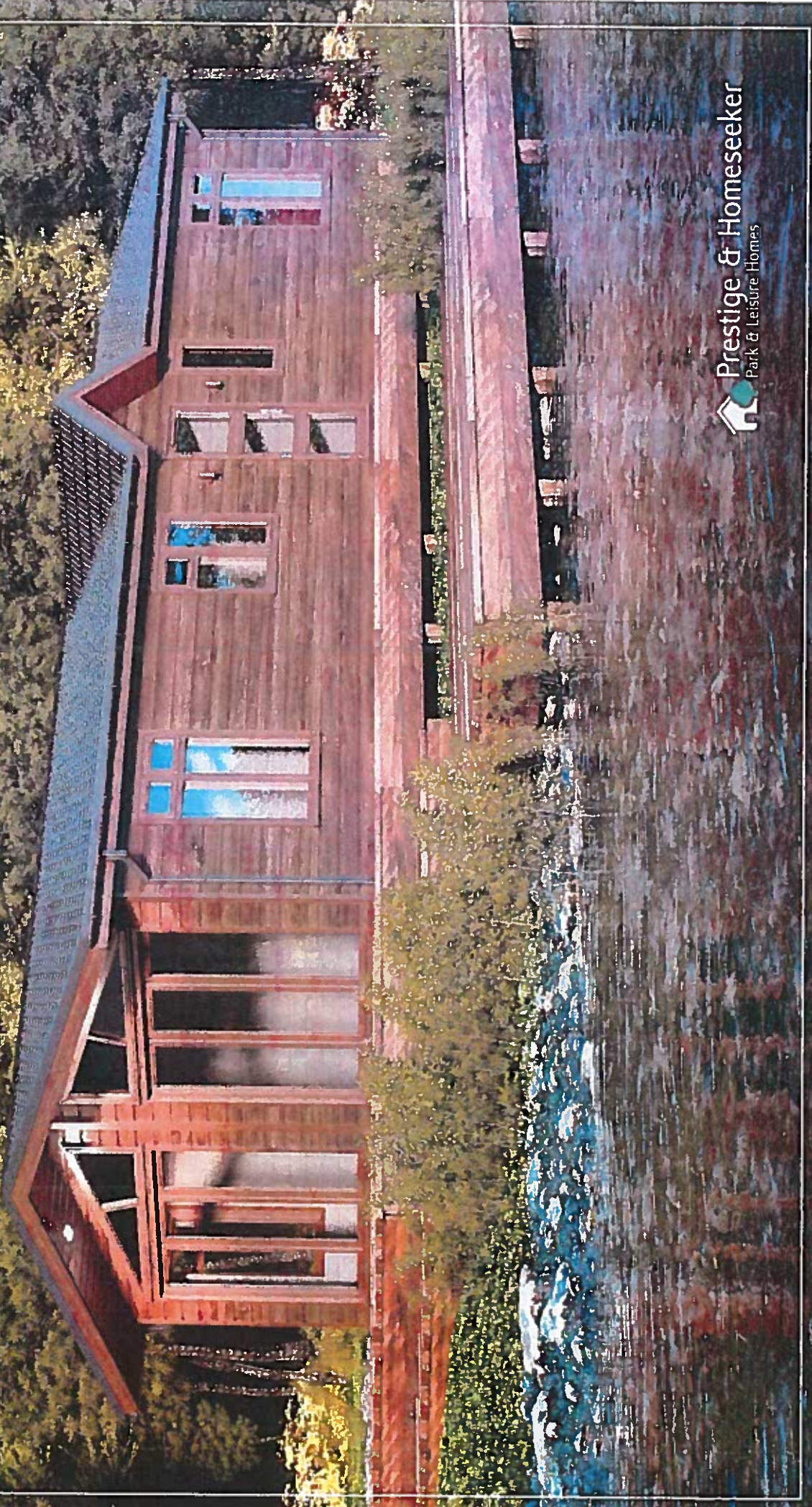
Proposed Replacement Hotel	By	Chris Buckley
	For	Bryn Morfydd Hotel Golf Club, Llanrhaeadr, Denbigh, LL16 4NP
Proposed Second Floor Plan (Planning Application Drawing)	Scale	1:200
	Sheet	A3 Dec. 2016
BR:MORFYDD-PL04A		

BR Architecture
2 Churchfields Close, Indroo, Denbigh, Denbigh, LL16 4NP
T: 07789 175903
E: info@brarchitecture.com
W: www.brarchitecture.com



TYPICAL LODGE DETAIL

Foresters




 **Prestige & Homeseeker**
Park & Leisure Homes

TYPICAL LODGE DETAIL

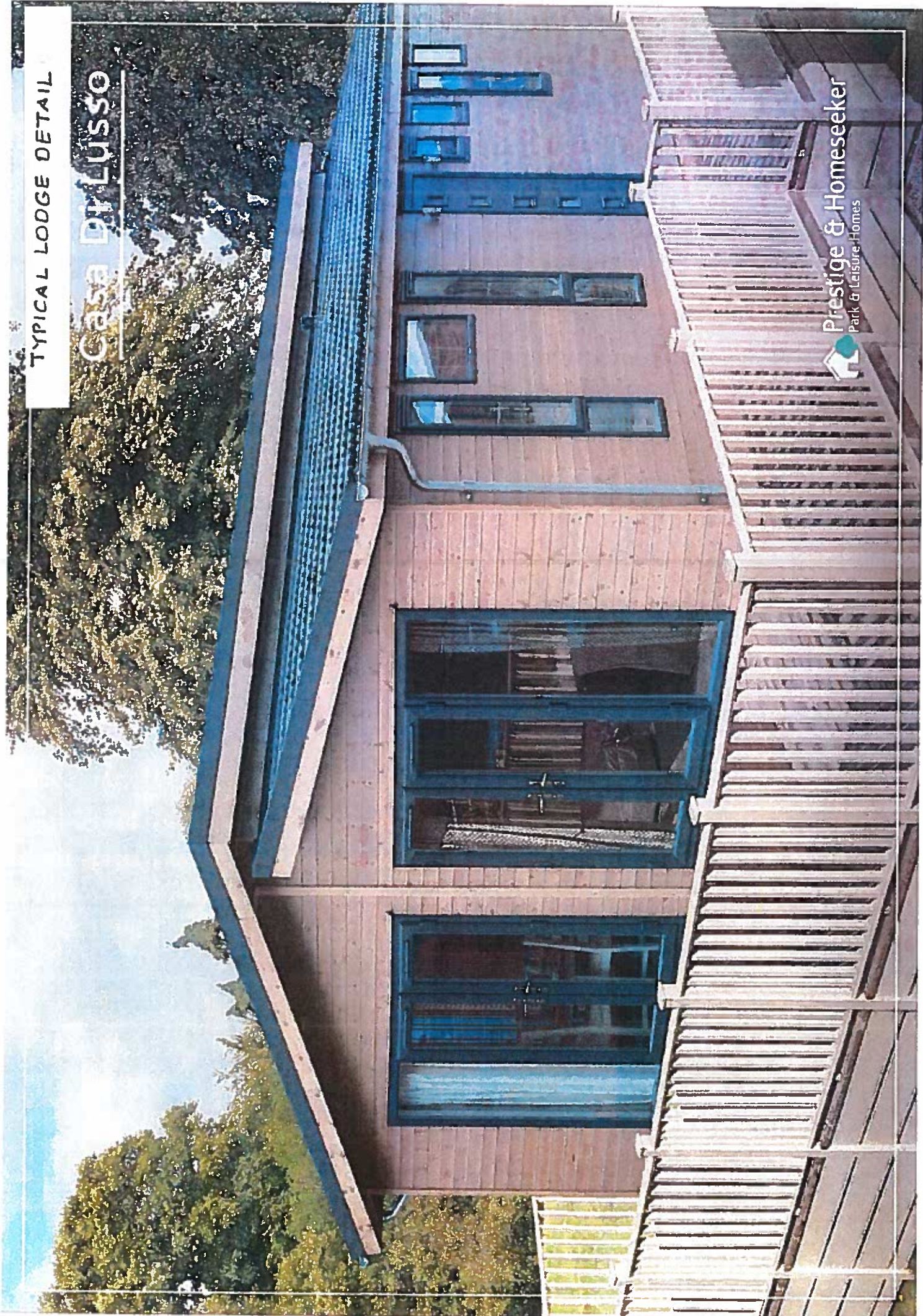
Breeze House



 **Prestige & Homeseeker**
Park & Leisure Homes

TYPICAL LODGE DETAIL

Casa Di Lusso



 **Prestige & Homeseeker**
Park & Leisure Homes

LAYOUT PLAN FOR 2012 PERMISSION - LOT 3 SITE



Main entrance to lodge park:
Existing entrance road walls to be restored and where necessary, rebuilt using a existing limestone to allow for improved access. Clear signage on a.u.t from lodge park 'Left Turn Only'

Site access to public footpath
Naturalised grass surfaces to public footpath
Existing tennis court to be retained and improved with proposed pavilion in same location as the original

Evergreen hedge to be supplemented with new planting

Existing footpath along yew avenue

Conifer hedging removed and replaced with native species hedgerow

Key

- Application Site Boundary
- Existing trees to be retained
- Proposed native species tree and shrub planting
See drawing M2042 10 for details.
- Proposed native species hedgerows
See drawing M2042 10 for details
- Existing Public Footpaths
- Proposed Phasing Line
Phase 1a to comprise development of 5no lodges, wardens lodge, reception lodge and restoration of existing tennis courts.
Phase 1B to comprise development of 15no lodges
Phase 2A to comprise development of 10no lodges
Phase 2B to comprise development of 8no lodges

Phasing Notes: The landscape proposals are to be implemented as follows -
All boundary hedgerow planting is to be implemented in full within 12 months of the first lodge being occupied.
The landscape works associated with the tennis court would be undertaken within 12 months of the first lodge being occupied.
All woodland management works would be completed in full within 12 months of the first lodge being occupied.
The Reception building, the wardens lodge and lodges 1-5 would be the first area to be implemented and completed (Phase 1A). The landscape works in this area would be implemented in full before the subsequent development of lodges 10-24 (Phase 1B).
Prior to commencing the development of Phase 2 lodges 25-34 (Phase 2A), the landscape works in the area around lodges 10-24 would be implemented in full.
Prior to commencing the development of Phase 2 lodges 35-42 (Phase 2B), the landscape works in the area around lodges 25-34 would be implemented in full.
The landscape works around lodges 35-42 would be implemented in full within 12 months of the occupation of the first lodge in the area.

- Proposed Lodge
14ft x 40ft (4.3m x 12.2m) - 2no
- Proposed Lodge
20ft x 40ft (6.1m x 12.2m) - 12no
- Proposed Lodge
20ft x 48ft (6.1m x 14m) - 28no
- Total Proposed Lodges: 42**

Lighting Notes: The lighting proposals are to comprise a number of low energy, low impact, low level bollard lights which will be positioned around the site primarily adjacent to the access roads

Revised: 4. 20.12.11 Amendments to Phasing information and other proposals to notes

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Drawing Title: **Masterplan**

Drawing Number: **M2042.13A**

Project Title: **Bryn Morfydd Lodge Park**

Client: **Mr & Mrs Jones**

Scale: **1:500 @ A1**

Date: **03.2012**

Drawn by: **ZR** Checked by: **NF**

Site 5
Landscape
Barnes Walker
01273 807777
0191 566 6666
0191 566 3113
© drawings@barneswalker.co.uk

COMMUNITY COUNCIL: Llanrhaeadr Yng Nghinmeirch

WARD MEMBER: Councillor Joseph Welch (c)

APPLICATION NO: 23/2017/1218/PF

PROPOSAL: Demolition of existing hotel buildings and construction of new 39 bedroom hotel; revisions to layout of commenced 42 unit holiday lodge park to accommodate a total of 58 lodges, extension of the holiday lodge park involving use of 3 parcels of land for the siting of 31 additional lodges (making a total of 89 lodges); and associated works including new and altered vehicular accesses, highway works, passing places, drainage, retaining structures, bat mitigation building, provision of recreational areas and landscaping.

LOCATION: Bryn Morfydd Hotel, Llanrhaeadr Y. C., Denbigh

APPLICANT: Mr. Bulmer

CONSTRAINTS: PROW250m Of Landfill Site Groundwater Vulnerability 1 Ancient Semi Natural Woodland

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 / approve – 4 or more objections received
- Recommendation to grant / approve – Town / Community Council objection

CONSULTATION RESPONSES:

LLANRHAEDR COMMUNITY COUNCIL

Response to original submission:

“Llanrhaeadr Community Council organised 2 consultation events during the Pre-Consultation period and another on Thursday 1st of February 2018 as a drop-in event to help local residents better understand the proposed development at Bryn Morfydd using paper hard copies, detailed designs/plans, photographs and information relating to the developers current similar project at Silver Bay, Anglesey for comparison. As such we have been able to gain a real feel for the views of local residents and believe that these comments that we make are a genuine reflection of observations and concerns raised.

1) Development scale. It was apparent from the responses at the meetings and consultations that the majority felt the scale of the development is excessive. In particular Lots 4, 5 and 7. These will have a detrimental effect on the character of the site and create a negative view from the Village and surrounding area. Fears were raised about light, noise pollution and volume of traffic this site would generate from the additional lodges. It was clear that Lot 4 in particular, with 21 proposed lodges, which is situated across a public road, from the main site was of particular concern due to accessibility, safety and the loss of good agriculture land. Many residents were under the impression that all of the lodges were of natural timber construction. Some were surprised that they could be plastic/composite units and concerned that they would not be in keeping with their woodland surroundings and stand out by being too visible - these views were especially raised on Lots 5 & 7.

2) Traffic problems. With the proposed scale of this site, traffic to and from Bryn Morfydd becomes a concern. Traffic management around the main site using part of the public road near to lot 4 on quite a steep incline and sharp corner is seen as a hazard and the lane down to Pentre Llanrhaeadr from this point is not considered suitable for any volume of traffic. The lack of passing places on the main site access from the Llanrhaeadr to Prion road was seen to be insufficient.

3) Welsh language concerns. Llanrhaeadr still has a population where the Welsh language is still the majority language and there needs to be safeguards in place. Should the planning application be successful, the site owner would need to work with local colleges and schools to train local staff to fill any possible vacancies. Signage, information and promotional materials should be bi-lingual and subject to Welsh Language Act of 1993. If planning application is successful, none of the lodges to become permanent residence for holiday makers or staff or accommodation built to house staff as this would affect the linguistic balance of the area.

4) Drainage and foul / sewerage concerns. It is not clear in the application if Welsh Water has been consulted and if they're happy with proposed plans. The mains sewer pipe is 40 + years old and was installed to cope with the original hotel demands. Can this piece of infrastructure deal with new hotel and 91 lodges?

5) Construction period. If planning application is successful, could an undertaking be agreed whereby all 'heavy' construction be completed to a timescale that ensures that traffic and site disruption is kept to an absolute minimum?

6) Local amenities. If planning application is successful, Llanrhaeadr Community Council would seek a specific understanding that no shop is allowed to be added into the development or at any stage in the future to protect the local service currently in the village.

7) Llanrhaeadr Community Council would object to the suggestion or offer that the road / drive leading to Bryn Morfydd be adopted by the developer. It is viewed as an important link between the two roads either side of the development.

8) Financial viability. Planning should only be given if finance for the site is demonstrated to be in place. It is not clear as yet that those behind the planning application have the required £7 million plus in place. If this application is approved and the backers of the scheme fail to raise the finances required then there is nothing stopping another company coming in and erecting the lodges but at a more inferior standard. Therefore as a Community Council we would like to see letter of intent from potential backer before this application can proceed to safeguard the quality of the development.

To conclude, Llanrhaeadr Community Council supports in principle the application for the redevelopment of the hotel and have no objection to the further development of the existing lodge site which has approved planning permission, but we are not supportive of the current proposal for Lot 4, 5 and 7 as outlined in the plans. We are supportive of the site being cleaned up and once again become an asset to the village and providing employment opportunities for local people.

We reserve the right to write to you again before the Planning Committee meeting if any other issues are brought to our attention. "

Response in relation to amended submission:

"We now respond to the amended planning application for Bryn Morfydd Hotel and Lodge Park having discussed the application at some length at our recent Community Council meeting which was attended by all the Councillors and studied the Addendum Statement dated April 2018, we have the following observations to make:

The main concern in our initial response was the scale of the development at 91 lodges. The amended plans has removed two units from Lot 7 making total now 89. Although it is appreciated that the remaining 4 have been re-positioned and that the mature Ash tree will remain on this Lot, we still question the need for Lots 4, 5 and 7.

Some confusion exists as to the exact nature of the Hotel itself. Clarification would be sought if it is an 'apartment' type accommodation with self catering facilities or a hotel in the more traditional sense with 39 bedrooms and a single restaurant facility?

If the Application is to be successful, Llanrhaeadr Community Council would like to ensure that important detail and statements made in the Addendum Statement by the developer would be made as conditions to the planning decision by the Authority. Such matters would be (but not limited to):

- a) Lodges to be finished in subtle tones to include colours reflecting matt timber finishes and natural colours.*
- b) Lighting strategy designed to limit light spill and pollution, be subtle and energy / environmentally sensitive.*
- c) No stand alone shop permitted within the development.*
- d) A strict holiday occupancy only to be enforced. No attempt to live onsite would be acceptable.*
- e) The phasing stages for building works and construction to be adhered to.*
- f) Careful and sensitive consideration to be taken on delivery of the actual lodges from leaving the A525 up to the site. Essential for professional escort vehicles and banks-men to be employed to minimise disruption to local residents and to avoid any damage to roads, hedgerows or property.*
- g) The planting of all proposed trees and hedges to be carried out in Phase 1 to allow early development of screens and reduce visual impact.*
- h) All signage for Site, Hotel, Lodges and all marketing and advertising material to be bi-lingual.*
- i) Recruitment to concentrate on employing from the local area.*
- j) The 'link road' that runs through the development site is to remain adopted by DCC.*
- k) Traffic management to ensure that use of the Bryn Morfydd to Pentre Llanrhaeadr road is avoided.*
- l) Site rules. Strict enforcement of the 'Dogs rules' especially due to close proximity of grazing / agricultural land around Bryn Morfydd.*
- m) Welsh Water and developer to be mindful of any problems with main sewer and drainage that occur in future once site is operational especially given the historical problems of fat build up in the sewerage system from the past that caused contamination in Pentre Llanrhaeadr.*

In addition, we welcome and appreciate the financial contribution towards the maintenance and improvement of the local footpaths around the development and into Llanrhaeadr from the site. The additional planting, screening and landscaping added in the amended plans helps limit the impact of the lodges from a visual aspect”.

AONB JOINT COMMITTEE

Response to original submission:

“This is a major application which will have significant implications for the locality, but the Joint Committee acknowledges that the site is approximately 5km outside the protected landscape and will only be partly visible in more distant views from the higher ground of the AONB to the east. In this context, the committee does not consider that the proposals will have a significant impact on the setting of the AONB and has no observations to make on the principle of development.

However, when formulating the detailed design it will be important to minimise and mitigate any impacts on views from the higher ground of the AONB, including those from important countryside recreation assets such as Moel Famau Country Park and Offa's Dyke National

Trail. In this regard, the committee would make the following observations:

- The woodland setting of parts of the site and the many existing mature trees and hedgerows across the area are all important landscape features which will help mitigate landscape impact and specifically help integrate the development into the rural scene in views from the AONB. Conservation and enhancement of these assets for the long-term must be an important element of the proposals. The proposed measures to retain and enhance many of these features, including a 10 year landscape/ecological management plan, are supported. However, the committee remains concerned that too many existing groups of trees and individual trees, including a number of high quality specimens which are classed as Category A or B, will be lost as part of the development. The committee would suggest that the layout should be amended and/or the density of development reduced to ensure these are retained. In addition, given the importance of the existing trees and woodlands on the site, the committee would suggest that the planning authority consider making a TPO to ensure their long term continuity.
- Whilst it is vital to conserve existing landscape features it is equally important to ensure that the comprehensive landscaping scheme is implemented to further enhance the landscape setting of the site, break up views and to help integrate the development into the rural scene. Implementation of the landscaping scheme should be undertaken for the entire site at the earliest possible opportunity to ensure the full landscape impact can be achieved as soon as possible. Particular emphasis should be given to securing early advance planting of areas which will help screen and break up views of the site from the east.
- The new hotel building will have greater visual presence than the existing structure, and the committee support the need for the colour, texture and reflectivity of materials to be carefully specified to ensure that the building blends into the rural scene.
- Similarly, the colour and finishes of the proposed lodges/caravans should be controlled by condition to ensure they are also recessive in the landscape. For example, roofs should be dark grey, caravans should be environmental green, and wooden lodges should be stained in appropriate subdued colours.
- The AONB is pursuing formal Dark Sky recognition for the protected landscape and, given the potential for light pollution from this development in a currently dark area of countryside, the committee is very concerned about the impact on dark skies. The committee would recommend that a condition be attached to any permission requiring a detailed lighting specification and associated management plan for the entire site to ensure that impacts are controlled and minimised, and would ask to be consulted on the plan. The committee is particularly concerned about the potential for light from the extensively glazed hotel building presenting a discordant and distracting appearance in an otherwise dark landscape, and would ask that specific consideration be given as to how this can be mitigated in views from the east.”

Response in relation to amended submission:

The following additional observations are submitted on behalf of the Joint Committee:

“The Joint Committee notes the minor reduction in the number of lodges together with the re-siting of others to ensure that more existing trees can be retained. These changes are welcome, together with other improvements to the landscaping scheme which will help integrate the development into the rural scene. However, the committee supports the Forestry

Officer's view that further changes to the layout are required to safeguard other existing mature trees.

The further details on lighting are also noted, and the specification of low level lighting bollards louvered to minimise upward spillage of light together with recessed wall lighting units are supported, subject to the colour temperature of each light not exceeding 3000 kelvin. The wooden louvres which are in part intended to mitigate lighting impacts arising from the extensively glazed hotel building were noted at the original application stage, but the Joint Committee remains unsure about the effectiveness of this proposal, particularly as the louvres will only mitigate the light impact of part of the glazed area."

NATURAL RESOURCES WALES (NRW)

Response to original submission:

NRW do not object provided conditions are attached to address concerns identified. The conditions relate to protection of European protected species, the implementation of bat avoidance, mitigation and compensation measures; the submission and implementation of a post construction monitoring and surveillance scheme, an Ecological compliance audit and Biosecurity Risk Assessment.

Response in relation to amended submission:

Confirm that having reviewed the material, the previous response remains valid.

DWR CYMRU / WELSH WATER

Response to original submission:

Request addition of standard advisory notes on any permission relating to need for separate consents to connect to the public sewer network. In relation to water supply, confirm that a supply can be made available to serve the development.

Response in relation to amended submission:

Confirm the proposed development is crossed by a distribution watermain, hence the developer would need to contact DCWW if any proposals would affect it. Consider the drainage proposals to be acceptable in principle and request standard conditions and advisory notes are attached to any consent to ensure no detriment to the environment and to DCWW's assets. No problems are envisaged with the Waste Water Treatment Works for the treatment of discharges from this site. A water supply can be made available to serve this proposed development.

CPRW (Clwyd Branch)

Response to original submission:

Have concerns over several aspects of the application, and at this stage formally object with the hope the scheme can be looked at radically and a smaller more acceptable development can come forward. The main points are:

Occupation: Concerns over potential use of lodges and flatlets in the hotel as dwellings, given the Council's limited resources to monitor use.

Viability : Cannot understand that a minimum of 91 lodges is necessary to make the redevelopment of the hotel viable. Council should be satisfied that the scheme will be profitable into the future.

Views from the AONB: Consider the aspirations in the submission are incompatible since if there are panoramic views from the chalets to the hills, there will be panoramic views from the hills to the chalets.

Traffic flows: The massive increase in traffic will be disruptive.

Application is too ambitious, too disruptive, too conspicuous in the landscape and just "over the top".

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Highways Officer

The highway officer has provided a detailed assessment of the application and the recommendation is:

Having regard to the detailed assessments and respecting the concerns expressed it is considered that the submitted information has been adequate to assess the proposals. The improvements proposed for passing places, junction widening to the North and the signage scheme for the routing of all traffic to the North is deemed appropriate for the management of traffic using the facilities and the existing highway network. The traffic figures submitted in the Transport Statement and the additional data received clearly endorses that fact at the former use of the Hotel and Golf complex had similar traffic movements to the proposed and there are no reasonable highway grounds to oppose the development. Appropriate conditions are suggested in the event of a permission being granted.

In relation to specific considerations:

Capacity of Existing Network

Having regard to the scale of the proposed development, the existing highways network and the submitted highways details, it is considered that the proposals would not have an unacceptable impact on the local highways network in terms of capacity.

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 policy requirements identified above.

Site Accesses / Site Layout (including roads, pavements, manoeuvring, lighting etc.):

Having regard to the details provided and guidance identified above, it is considered that the highways arrangements are acceptable, subject to conditions.

Parking:

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

- **Footpath Officer**

Advocates the improvement of two Footpaths which lead from the Bryn Morfydd Development Site to the Village of Llanrhaeadr (footpaths 65 and 11), which will help improve public access along these two Footpaths. The work (primarily provision of new kissing gates) has been costed and the applicants have indicated willingness to make the relevant financial contribution to allow these works to be implemented.

- **Archaeologist**

The Historic Environment Record indicates that there is a limekiln in the area of Lot 7 where it is located within an historic quarry. This kiln is shown extant on the first edition Ordnance Survey map but without further information it is impossible to know whether the structure still survives.

Should this kiln still survive, would wish to see it protected from development and preserved within the overall layout. It would be useful to know whether this does survive. The quarry and kiln may well be associated with the building of the original Bryn Morfydd which is also shown on the first edition OS maps. If it survives, wishes to see a condition which ensures that it is protected from development by being temporarily fenced out to ensure that no damage takes place.

- **Biodiversity Officer**

Response to original submission:

Recommends that conditions are attached to any permission to ensure there are no negative impacts on protected species or the nature conservation value of the site. Conditions relate to controls over invasive plant species, external lighting, timing of site works to avoid impacts on nesting birds, implementation of bat mitigation.

Response in relation to amended submission:

Confirms earlier recommendations still apply.

Tree Consultant

Response to original submission:

The Tree Consultant provided detailed comment on the tree survey and planting proposals and on the landscape and visual assessment.

He has taken account of the valid planning consent for 42 lodges on the level land to the north west of the derelict hotel and therefore confines comment on the impacts of the additional lodges proposed on the further three parcels of land.

- *In relation to tree removals*, the Tree Consultant concludes the proposed development will not result in the direct loss of any significant trees. There is potential for trees that provide an important screening function on Lot 7 to be lost as result of changes in levels and more details need to be provided. It is considered the screen planting and layout of cabins could be improved on Lot 4 to improve the development's assimilation into the landscape and lessen their proximity to large trees.
- *In relation to retained trees*, the Tree Consultant has had regard to details in an Appendix of the Arboricultural Assessment which includes an Arboricultural Method Statement (AMS) where the cabins significantly impinge on the Root Protection Areas of retained trees. He considers this AMS provides a useful generic method of construction for the cabins and specific requirements for the protection of trees in other critical areas.

The Consultant considers it is evident that to construct the cabins on Lot 7 significant changes in levels will need to occur. The land appears to mainly comprise of unconsolidated tipped material which is highest in the centre but falls away steeply to the boundaries in three directions, where trees are growing around the perimeter. He is concerned that the changes in levels will affect trees shown to be retained, in particular T50 to T55 and the woodland. These trees will be relied upon to screen the site and he considers that cross sectional drawings are required to show the current and proposed changes in levels (across and along Lot 7) along with a specific AMS to show how the retained trees will be safeguarded. The viability of locating cabins in this part of the development and retaining the trees as a screen needs to be demonstrated.

The Consultant notes that as well as ensuring trees are adequately safeguarded from development, Chapter 5.3 of BS5837:2012 states that a realistic assessment of the impact of development to trees and vice versa should be undertaken to maximise tree retention. Factors which should be taken into account include shading and concerns about safety. In this case he believes that the two cabins adjacent to T11 and T12 are situated too close and that there will be pressure for them to be felled or excessively cut back. The two cabins should therefore be moved further away.

- *In relation to landscape and visual impacts*, the Consultant considers the LVIA submitted in support of the application follows the Guidelines for Landscape and Visual Impact Assessment (Third edition) which is the standard methodology for objectively assessing the impact of development. He notes the assessment was undertaken when deciduous trees were in leaf providing greater screening than now.

The Consultant's review of the LVIA is relevant to the assessment of impacts and is as follows:

"The LVIA assesses the views towards the site from 11 different viewpoints which are mainly to the east of the site where the rising landform makes it visible. Two viewpoints, V4 and V5, are situated within the AONB, a valued landscape with sensitive receptors (i.e. walkers). Due to the distance from the site I agree that the development will be barely discernible and because of this the development will have no impact (Positive or negative).

The assessment of V3, V6, V7, and V8 recognises greater visibility from less distant viewpoints outside of the AONB, less sensitive to change. The assessment makes the case

that the development, although more visible, will blend with the surrounding landscape, especially with new tree planting. In the case of V11 it is stated that the top of the derelict hotel is visible and its replacement by a new building will be an improvement.

By contrast V1, V2, V9 and V10 provide close-up views of selected parts of the development and discuss how the development has been designed to minimise adverse visual impacts. These are also transient viewpoints.

The LVIA does not include an analysis matrix to summarise the visual impact of development at each viewpoint. This type of matrix is frequently used in LVIA's to combine the relative *sensitivity of the receptors* and the *magnitude of the effect* to determine the *significance of the effect* at each viewpoint.

I consider that the LVIA represents a reasonable assessment of the visual impact the proposed development will have from the selected viewpoints. Notwithstanding if the screening provided by T50-T55 is lost due to level changes (see above), before new planting provides successor screening, the cabins on Lot 7 will become significantly more visible across open countryside.

In addition I have concerns that Lot 4 might have a greater adverse effect on the landscape from near and distance viewpoints. At or near to V10 the cabins will be a repetitive feature on rising land where massing will become an issue and the same could apply from more distant views to the north east. (See landscaping comments below)."

- *In relation to new landscaping*, the Tree Consultant comments as below:

"Drawing No. EA/5324-200-02 shows extensive landscaping across the development including areas critical for screening from a distance. The south east corner of Lot 4

The overall scheme includes three evergreens, holly, yew and Scots pine, with the pine more effective as a screen due to its faster growth and being taller at maturity. Species, or cultivars, not native to the UK are restricted and also confined to the area adjacent the new hotel.

The landscaping incorporates new hedge planting and proposes to gap up existing hedgerows. To break up the repeating pattern of cabins on Lot 4 I would recommend that a hedge is planted across the field in line with an existing hedge intersection to the south

The landscaping, ecological enhancement and tree protection details will need updating following any revisions in the layout. If planning consent is granted these details will need to be carefully conditioned to ensure compliance; and that the consequent benefits to the development they will provide are realised.

The perimeter of Lot 3 is mainly demarked by a visually permeable fence to the north and west which does not adequately segregate the site from the open countryside or provide enclosure. I consider that it is necessary to plant a hedge along the boundary which will need to be a shade tolerant species, such as holly or common beech where it is underneath the canopies of mature trees.

The Ecological Enhancement Management Plan provides details on the management of the existing woodland. Proposed tree planting is restricted to the edges of the woodland. This is preferred as there is potential for the old quarry to be Ancient Semi-Natural Woodland, or at least characteristic of it, where restocking through natural regeneration will be favoured. The Plan also provides details on the creation of wildflower meadows, hedgerow management and control of invasive species."

Conclusion

The tree consultant's original conclusions suggested additional details were required in relation to proposals in lot 7 and improvements to planting and layout on lot 4 to improve assimilation into the landscape.

The Consultant considered that subject to the above... "the impact on the landscape is assessed to be minor in the short term, whilst new screen planting is maturing. In the medium to long term the screen planting will reduce the impact of the cabins and therefore they will

have a negligible effect from distant views. There is not likely to be a significant change to the hotel's visibility in the landscape but its appearance will be much less adverse from closer viewpoints because it will be maintained.

Response in relation to amended submission:

" The revised proposals have mitigated concerns relating to landscape impact.

The layout of Lot 7 now includes four units instead of seven with the mature multi-stemmed ash T49 now show as being retained. The reduced density means that there is more scope to reconcile changes in gradient, safeguard retained trees and put in new planting to screen Lot 7 from the east.

There have been significant improvements made to the proposed landscaping on Lot 4. The Lot has been subdivided with new hedge planting and additional tree planting which will make the units less visible and not as obvious as a repetitive feature in the landscape. Nevertheless I would still recommend that units 9, 11 and 13 are stepped away from the existing mature trees (T11 and T12) to ensure they are not regarded as a safety concern by future occupiers of the units.

The landscaping also now includes some hedge planting along the perimeter of Lot 3 which will provide a more attractive boundary and enclosure for the site.

Whilst some information is provided in appendix 4 of the tree survey I would recommend that a suitably worded planning condition is included requiring the submission of a finalised Tree Protection Plan and Arboricultural Method Statements (AMS). The AMS should include specific details for the proposed changes in level, drive construction and foundation construction on Lot 7, along with the generic AMS already provided. Once approved the condition should require the development to be carried out in accordance with the agreed details.

As there is no TPO, the trees we will need to be afforded protection by a planning condition. (e.g. For a period of ten years following completion of the approved development, none of the trees shown as being retained on drawing number # shall be felled, lopped, topped, wilfully damaged or destroyed without written consent from the LPA; unless they are considered to be dead dying or dangerous within the meaning of Section 198 (6) (a) of the Town and Country Planning Act 1990).
“

- Denbighshire Commercial Development Manager

Using the variables provided in the Viability Appraisal then the level of enabling development is proportionate to deliver the hotel on the assumption that the latter will need some level of cross subsidy from the profitable parts of the proposed scheme. 90 lodges provides a rate of return to the developer and his shareholders that reflects the risk of the scheme whilst funding the delivery of the hotel and meeting the costs outlined in the Viability Assessment. The anticipated surplus over usual margins could be easily absorbed in contingencies and abnormal development costs associated with demolition and site clearance and contingencies.

- Economic and Business Regeneration

Consider the addition of 5* quality accommodation for the visitor economy is in line with the Tourism Growth Plan and support this development.

RESPONSE TO PUBLICITY:

In objection

Persons marked * have sent representations on the original and revised submissions. Otherwise the list is of persons commenting on the original submission.:

L. Wilson, Larkshill, Llanrhaeadr, Denbigh

J.P. Williams, Plas Dyfnog, Llanrhaeadr, Denbigh
P. Williams, 6 Bryn Llan, Llanrhaeadr, Denbigh
J.H. Jones, Pen Bryn, Whitchurch Road, Denbigh
J. Hill, Llys Erw, Llanrhaeadr, Denbigh
N. Harries, 1 Cae'r Felin, Llanrhaeadr, Denbigh
S. Vanderbijl, by email
* J. Craft, Parc Postyn, Prion
* Mr and Mrs W.R. Williams, Llewesog Isaf, Llanrhaeadr, Denbigh
W. Williams, Rosemeade, Llanrhaeadr, Denbigh
J.I. Mitchell, 2 Pont y Bedol, Llanrhaeadr, Denbigh
* M.A. Watkins, Parc Bach, Llanrhaeadr, Denbigh
K.B. and J.E. Jones, Nant yr Eos, Pont y Bedol, Llanrhaeadr, Denbigh
* N.W. Owen, Bryn yr Asgwm, Llanrhaeadr, Denbigh
D. Morris, Prion Isaf, Prion, Denbigh
S. Goodey, Fron Ystrad, Llanrhaeadr, Denbigh
M.W. and E.D. Jones, Penbryn Llan, Llanrhaeadr, Denbigh
Carter Jonas, Canon Court North, Abbey Lawn, Shrewsbury, on behalf of Major A.T. Williams, Llanrhaeadr Estate.
J Craft, J.R. Jones, P.Williams, D.C. Roberts, on behalf of Llanrhaeadr Hospital Trust, c/o Jones Peckover, 47 Vale Street, Denbighshire County Council
* D. Crouch, Parc Postyn Cottage, Prion, Denbigh
M. Raba, Berthen Gron, Prion, Denbigh
M. Hadley, 2 Cae'r Felin, Llanrhaeadr, Denbigh
W. Davies and H. Payne, Llewesog Lodge, Prion, Denbigh
A.E. Gott, 9 Llys Gwilym, Llanrhaeadr, Denbigh
A. and L.Wilson, Larkshill, Llanrhaeadr, Denbigh
D. Evans, Dyffryn, Llanrhaeadr, Denbigh (part objection, part support)
* D. Panter, 2 Bryn Llan, Llanrhaeadr, Denbigh
S.M. Armer, 1 The Almshouses, Llanrhaeadr, Denbigh

Representations solely on revised application have been received from:
F. Kilcoyne, Penllan, Llanrhaeadr, Denbigh
S. Blunt, Tyddyn Comin, Gellifor, Ruthin

Summary of planning based representations in objection.
Comments on the original submission are in normal type, ones in response to the revised submission are in *italics*):

Landscape / Visual impact -

Unacceptable visual impact of additional cabins / new static caravans, scale of lodge development and impact on landscape contrary to policy PSE 12 of the Development Plan and guidance in Council's draft Supplementary Guidance on caravans (site should be broken up into small clusters) / development will not enhance natural beauty of the area / development will appear as a modern 'satellite' separate from the village, visible from the A525, AONB and the village / will completely change the old village around the Church / village has already been spoiled by unsympathetic developments / photomontages in landscape and Visual Assessment were taken when trees were in full leaf / inadequate screening in winter even with additional planting / hotel building unsympathetic to surroundings with so much glass, would be obtrusive feature reflecting sunlight in the day and through being lit up at night / AONB is applying for dark sky status and the development may impact on this

Impression given at pre-application stage was that the units were to be high end log cabins / chalets, not cheap and cheerful caravans / reduction in number of lodges and planting improvements will not materially improve the landscape impacts / LVIA should be challenged, including in respect of quality of photographs and conclusions that the site would not be readily visible beyond 5km / existing buildings are not an eyesore in the landscape / effect of proposed screening vegetation will be minimal from eastern side of Vale / no assessment of impact of night time lighting

Amenity impact -

Project spread over many years, hence there will be constant disruption on approach roads/
Impact of lighting on locality / any street lights should be switched off at 11pm / proximity to
Almshouses

Highways impact -

Unacceptable traffic impact / survey takes no account of danger to walkers and cyclists /
contrary to planning policy and guidance (site not accessible from an A or B road, not easily
accessible by footpaths or by cyclists) / site is accessible only via single track roads with
passing places, no passing places in places, no footpath, steep gradients / no additional
passing places possible on Llanrhaeadr – Prion road / width of road between War Memorial
and Pen Bryn Llan Farm narrows near Bryn Dyfnog and creates a bottleneck insufficient for two
vehicles to pass / poor visibility at junction of Bryn Morfydd road and Llanrhaeadr – Prion road /
roads not suitable for anticipated traffic movements, which include large agricultural vehicles /
500% increase in traffic / all roads should remain public and not be taken over by a developer /
road from Pentre totally inadequate / increased potential for trespass on agricultural land from
additional use of footpath / 5 year construction period will prolong congestion on approach
roads and denigrate surfacing of roads / safety issues at Llanrhaeadr School from additional
traffic / Transport Statement is misleading in comparing traffic generated by old hotel and
implying the number of trips generated can sit comfortably alongside today's traffic conditions
when citing 1970's rural Welsh lanes and traffic conditions for comparison ; and traffic counts
were taken in November which seems hardly relevant / site not sustainable as access is only
possible by motor car / concerns over impact on less mobile residents of Almshouses who walk
and ride mobility scooters along roads likely to be used by additional traffic from the
development ' additional dangers to walkers of Hiraethog Trail

*Additional information does not address basic concerns over impacts on poor highway network
and pinch points*

Occupancy -

Concerns over the site becoming a permanent residential site / ability of the Council to monitor
use questionable / concerns over sale and sub-letting of lodges

*Revised submission remains sketchy as to how the lodge park administrators intend to police
whether occupiers stay full time*

Ecology –

Site is used by badgers and hares / additional use of footpath would impact on wildlife

Policy -

Conflicts with Local Development Plan policies RD1 (localised highways and environment
impacts), PSE 5 (scale of development) and PSE 12 (principle of development), Supplementary
Planning Guidance on Caravans, Chalets and Camping (numbers of lodges, layout, impact on
highways and highway users)

Welsh language / local community impact.

Impact on character of village / unwanted cultural changes from non welsh speaking residents /
conflicts with Policy RD5 of the Development Plan / Linguistic Statement is inadequate and
misleading in places, in particular in relation to impact on the age structure of the community,
health services, and over use of local labour at construction stage

Use of good quality agricultural land

Lot 4 is of good quality / argument that the golf course land is 'previously developed' is
specious as land would be permanently lost from agriculture / potential disturbance to farm
animals from increased use of footpaths

Drainage-

Questions over the adequacy of the sewer system to take the development / concern over the
amount of surface water likely to be generated

General impacts-

Welcome renewal of Bryn Morfydd site, but concerns over scale of development associated with it / scale of development unsustainably large and contrary to policy PSE 5/ no need for the development

Number of units still in excess of 100% above existing approved lodge development / commercial use of the site based on its history is misguided

Unacceptable density of development contrary to planning guidance referring to low density / disproportionate increase in scale of development contrary to TAN13 Tourism / at full occupancy, the development could accommodate in order of 400 people which is an overdevelopment and unacceptably intensive use of the land

Impact on restored ancient woodland

Part of site is shown as restored ancient woodland, which is subject to protection under national policy / access to approved lodge site already impacts on this area

Other matters

Viability arguments should be challenged / questionable how self catering caravans will sustain a hotel, No shop should be permitted within the development / *viability reasons for increasing scale of development should not be considered valid in planning terms / no evidence of demand*

Restrictions should be considered to prevent conferences, events, functions at the hotel

Impacts on local services – hospitals, social services, water supply, electricity supply, broadband, / would in effect involve 50% increase in village population

No need for the development / no proof that the development will benefit local businesses or employ local people / rationale is driven solely for financial gain for the developer.

Arguments that there is an existing hotel and lodge use should be taken with caution – hotel use has been abandoned for some years and no lodges have ever been sited there. Questionable whether the works done on the access to the 42 lodge permission are a commencement

Veiled threats that the development has to be consented in its entirety for viability reasons or it will not happen should not be accepted

Site has been neglected by the owner for years and this is being used as a tactic to gain support for any development which would improve the site. Unfair if owner benefits from inaction.

Uncertainty over the purpose for which the hotel is to be used / Hotel is a shell around self catering units, with no facilities for locals as with the previous hotel / not a true hotel as over 30% of accommodation is self catering apartments

Proposals for phasing the hotel development strengthens the possibility of the development being subject to future revision, hence changes to the apartments

Impact on property prices

Existence of sporting rights on nearby land – may cause nuisance to future residents

Potential contamination in land previously used for tipping material

Historic site within 100 yards of the development (Cader Gwladus)

In support

Representations received from:

L and R Leece, Pen Bryn Isaf, Llanrhaeadr, Denbigh

G. Davies, 6 Bodafon, Llanrhaeadr, Denbigh

Summary of planning based representations in support:

Economic benefits-

Support idea of investment in the site and a well managed development / would bring much needed employment to the area, including for local businesses with more trade from visitors to the site.

Landscape / Visual impact-

Quality of proposed hotel and overall development / removal of a dangerous eyesore /

Highways impact-

Changes to plans address concerns over highway issues – e.g. measures to prevent access from lane to and from Pentre Llanrhaeadr, measures to inform users of dangers of walking and cycling on the lane above lot 4, range of signage

General comments (neither object nor support)

Representations received from:

P.Evans, Church Walks, Llanrhaeadr, Denbigh

L. Rawson, Dwyfor, Llanrhaeadr, Denbigh

Summary of planning based representations:

Landscape / visual impact

Hope lodges will be screened by trees etc, so as not to spoil the scenery

Questions over size of development and highways impacts – hope controls can be introduced to mitigate

Representations from David Jones MP/AS

Advises he has been consulted by a number of constituents concerned by the application. Refers to the previous consent for 42 lodges and that the application involves a significant intensification of use and has met with considerable opposition not least in respect of traffic impact. Given the intensification of use, does not support the application.

EXPIRY DATE OF APPLICATION:

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information
- Awaiting consideration at Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The application relates to developments at the former Bryn Morfydd Hotel and surrounding land to the south west of the village of Llanrhaeadr Y.C., Denbigh.

1.1.2 In summary, the proposals (as revised in mid- April 2018) involve the following, as illustrated on the plans at the front of the report:

- The demolition of the derelict existing hotel and associated buildings
- The erection of a new hotel with 39 bedrooms within 26 self-contained accommodation units; associated development including 47 parking spaces (including 2 disabled spaces), motorcycle and cycle spaces, and improvements to the point of access serving the hotel off the public highway.
The plans show a circulation route for delivery / service vehicles through the site, directing vehicles back along the main access road off the Llanrhaeadr – Prion Road.

Internally, the hotel would incorporate a coffee servery / bar and small gym at the lower ground floor level; a bar / servery, small dining/ function room, a dining / coffee / function area, and a communal lawn / sitting out / barbecue area at second floor level.

- The use of land for the siting of a total of 89 holiday lodges (as revised in April 2018) -
 - a. Through revisions to the layout of a commenced 42 unit holiday lodge park on the area to the north west of the hotel complex (referred to on the plans as lot 3) to accommodate a total of 58 lodges (i.e.16 additional lodges)
 - b. Extending the approved holiday lodge park involving use of 3 additional parcels of land for the siting of 31 additional lodges, referred to on the plans as
 - Lot 5 – vacant land adjoining the hotel access – 6 lodges
 - Lot 7 – former waste tip near the car park entrance – 4 lodges
 - Lot 4 – former swimming pool / golf course 8th and 9th holes – 21 lodges
- The April 2018 Addendum Statement clarifies the intentions over the phasing of the development, and indicates:
 - a) The lodge park areas would be brought forward in the following sequence:
 - Lot 3 : 58 lodges
 - Lot 5 : 6 lodges
 - Lot 7 : 4 lodges
 - Lot 4 : 21 lodges
 - b) The development would be undertaken in 8 phases, with each phase (except Phase 1) generally extending over a year or shorter. As the lodge development is fundamental to the delivery of the hotel, phase 1 includes for 17 lodges on lot 3, providing the first part of finance to support the hotel. The hotel construction would be begun in the second phase, with 10 rooms and the reception area; and would continue in two further stages commencing in phase 4 (26 rooms), and in Phase 6 (final 13 rooms). Based on a start in late 2018, completion of the hotel and the final lodge development would be in 2025
- Associated accesses to each of the blocks of lodges. This involves use of the existing entrance approved in connection with the 42 lodge site, to serve the 58 lodges proposed in lot 3; new access tracks off the driveway to the main hotel car park to serve the lodges on lots 5 and 7; and a new access off the Pentre – Prion highway to serve the 21 lodges on lot 4 (designed with a traffic island and signage to discourage drivers from turning right on exit and travelling towards Pentre).
- Improvements to the junction of the Llanrhaeadr – Prion road and the minor road running south east from that road to the Bryn Morfydd complex, provision of 7 additional passing bays along this minor road, and detailed traffic control measures within the different parts of the site and at junctions to direct traffic along the preferred access routes.
- Detailed proposals for directional road signs on the A525, along the highways around the site and within the site to direct traffic along the preferred access route from Llanrhaeadr, and to discourage access to the site from the Pentre – Prion road past Maes y Felin.
- Recreational areas within the main lodge site, and at the rear of the Hotel, maintenance of the public right of way through the site, and enhanced landscaping and planting
- Foul and surface water drainage arrangements. The hotel site is served by a combined sewer which discharges into the existing public sewer network, and the proposal is to continue this arrangement via a gravity foul drainage system to the existing sewer. Separate pumped systems would be required from the lower lying areas in lots 3 and 7, feeding to this gravity system. Soakaways and use of permeable paving, alongside measures to detain and control run off in flatter locations within the site are proposed to accommodate surface water.

- 1.1.3 The original application was accompanied by a range of supporting documents, including a Design and Access Statement, a document outlining the background of the owners and the vision for the site, a Transport Statement, an Ecological Assessment and Enhancement Management Plan, an Arboricultural Assessment, a landscape and visual assessment, a Drainage Strategy, a Community and Linguistic Impact Assessment, and a Pre-application Consultation Report.
- 1.1.4 The revised information received in April 2018 includes an Addendum Statement explaining revisions to the submission and responses to issues raised in relation to the original application, a revised Landscape and Visual Assessment, and revised / additional plans reflecting amendments to the detailing of the site layout and clarifying highway layout matters.

Relevant information in the supporting documents:

1.1.5 The Design and Access Statement

This 76 page document reviews the site and context, the design of the proposed development, access issues, the planning policy context and the main planning considerations. These matters are covered where relevant in the Main Considerations section of the report

There is reference in the document to the scale and nature of the old hotel use, to give some context for the current proposals. It mentions the commenced permission for 42 holiday lodges, the dereliction of the old hotel buildings following a serious fire in 2005, and the viability issues which have been considered in preparing the current proposals. In relation to the old hotel and golf club, it is stated that this comprised a bar/restaurant open throughout the day, a conference centre, ballroom, a venue for hosting weddings, receptions, and discos, and there were outdoor tennis courts. There is reference to a fire certificate for up to 300 people. Trade consisted of traditional holiday breaks for individuals and groups, residential conferences, weddings, bar trade, public discos and other light entertainment and golf members / golfing events.

In relation to the planning policy context, the Statement argues that the proposals can be supported in line with local and national policy, including with policies PSE5 and PSE12 of the Development Plan. There is reference to balancing material considerations such as improvements to the site, the setting of listed buildings, meeting a need for a broader supply of accommodation in this part of the County, job creation and economic benefits, promotion of sustainability principles, use of sustainable building materials and building methods, extensive landscaping, and redevelopment of previously developed land.

In relation to the general principles of the development, the key paragraphs in the conclusion of the Statement state:

“ 7.1 This Design and Access Statement accompanies a full planning application for the demolition of the former Bryn Morfydd Hotel and the construction of a new 39-bedroom hotel; the rearrangement of existing units on the existing lodge park to include 16 additional units within the lodge park; the extension of the lodge park by 33 lodges with associated development of accesses, internal access roads, the creation of recreational areas and associated landscaping.

7.2 The proposals have been prepared by an experienced third-party high-quality leisure developer who wishes to develop the site as a whole including the re-introduction of a high-quality hotel. The consented extant scheme for 42 lodges envisaged the former hotel being renovated to a single dwelling. However, the current applicants, following detailed assessment of viability, concluded that it is not a feasible option to renovate the hotel either as a single dwelling or as a hotel under the 42 or 54 lodge schemes.

7.3 It is considered that the only viable proposal will be to demolish the hotel and redevelop the site with an increase in the number of lodges to ensure that investment is returned within a reasonable timeframe so that shareholders can begin to make a return so that they will be willing to make this

investment which is much required to do something with the hotel. This will provide new luxury hotel, including facilities for an extended high-quality lodge park, which will also provide high quality holiday accommodation with consequent economic benefits for Llanrhaeadr/ Pentre Llanrhaeadr and rural Denbighshire.

7.4 This statement has detailed the characteristics of the site and the local area, the proposed development, relevant planning policies and guidance, and what we consider to be the main considerations relating to the principle of the proposal.

7.5 The hotel development combined with the lodge park complies with policies PSE 5 and PSE 12, and it is considered, despite there not being specific reference to the extension of existing sites, the level of site improvements through the re-development of the hotel and high-quality proposals for the lodge park, that the proposals can be supported in line with local and national policy. The improvements to the site and the impact upon the setting of the listed buildings are key material considerations here. As well as the need to meet the demand for a broader supply of accommodation in this part of the county. The proposal will create jobs for local people and support local businesses by increasing the number of tourists that visit the area and this will boost the rural, local economy.

7.6 It is considered that the proposal promotes sustainability principles as it is accessible via foot, bus, bicycle and private car.

7.7 The design will use sustainable materials and building methods. The submitted landscaping plan details how the landscaping will be used in order to complement the existing landscape without altering the setting of the listed buildings. The planning application would include a Landscape and Visual Impact Assessment, which, takes into account the impact on the setting of the listed buildings.

7.8 The construction of the new hotel will be on previously developed land and the lodges would be built on land that was previously used as a golf course. It is considered that this scheme offers an enhanced proposal above that of the extant consent. This would provide a high-quality tourism development carried forward by a highly skilled third-party leisure developer which will attract tourism into the area and provide support the rural economy.

7.9 In view of the foregoing and in line with the guidance set out within the national and local planning policies we consider that the scheme is acceptable in principle and should be supported. “

1.1.6 The owners and the vision for the site

This document provides a broad overview of current trends in the caravan and lodge leisure park sector in the UK and concludes that there are significant opportunities to ‘enhance the ownership proposition of small single site and small family run groups of sites’. It suggests the combination of the skills of the management team as demonstrated by the success of the Silver Bay site and the financial backing provide the potential to develop further opportunities. It concludes that the combination of quality proposals and management experience offer opportunity for maximising potential.

1.1.7 The Transport Statement

The 28 page assessment, with appendices, considers the highways and transportation implications associated with the development. It has been developed with regard to current policy and guidance and industry best practice, and following discussion with the Council’s Highway Officers. It reviews existing highway / traffic conditions and road safety issues, and considers the impact of the development proposals. Specific points referred to in the Summary and Conclusion are:

- c) “ A review of accident data, provided by DCC, has been undertaken for the most recent five years available. The data indicates two recorded accidents within the study area during the study period, one of which was classed as ‘serious’ while the other was classed

as 'slight in terms of severity. There is nothing to suggest that the highway condition, layout or design were contributory factors. It is therefore concluded that there are no deficiencies in the highway network, or existing safety issues in the vicinity of the site that would be exacerbated by the development proposals.

- d) Vehicular access to the development will be achieved via the unnamed road which extends west from Llanrhaeadr village centre. Separate parcels (lots) within the development will be served by their own dedicated accesses.
- e) The proposed layout provides adequate space to allow a refuse vehicle to enter the site in forward gear, manoeuvre and exit the site in forward gear. The Waste Management department of DCC will be informed of the route which the refuse vehicle will take.
- f) Signs will be provided on the local road network directing guests and visitors to the development using the unnamed road to the north of the site, while signs will also be installed within the development itself which will also provide directions.
- g) The level of parking provision provided within the hotel grounds will comply with parking standards set out in DCC's Supplementary Planning Guidance document 'Parking Requirements in New Developments (2014).
- h) Each guest will be provided with Guest Travel Information Packs which will comprise information in relation to walking/cycling routes, bus timetables and local taxi companies.
- i) The highest number of unconsented new trips will be circa 21 in the hours of 18:00-19:00 with these numbers being equivalent to one new trip every circa three minutes. This increase in traffic will have a negligible impact on the local highway network."

The conclusions of the document are that... 'the proposed development would not have a severe impact on the operation of the highway network both in terms of safety and capacity'. It states that 'As the proposal complies with local and national planning policy guidance, with respect to sustainable accessibility, safety and impact on the highway network, there are no highways or transportation related reasons why planning permission should not be granted.'

1.1.8 **The Ecological Assessment and Enhancement Management Plan**

These are two separate documents setting out the results of survey work and assessment, and proposals for managing landscape features.

The Ecological Assessment concludes that if the development is undertaken in an appropriate way, it is compatible with biodiversity enhancement, meeting local and national policy guidance. It mentions that there would be limited loss of scattered trees and areas of scrub but states 'Overall the habitats on site are not uncommon and can be found extensively in the local area. Impacts on habitat, polecats, and birds are considered to be 'low and of local scale'. Consideration would have to be given to mitigation measures for loss of a structure used as a roosting place for bats, and to any lighting proposals. It is suggested that there would be no direct impact anticipated on any statutory sites or wildlife reserves during construction, and that whilst the proposal is close to non-statutory wildlife sites, these areas will not be directly affected by the development. In terms of operational impacts, it is suggested that the increase in visitor numbers are considered unlikely to significantly affect the local non-statutory wildlife reserves as the boundary will be contained; and in respect of increase in pedestrian activity and effects of lighting, impacts need to be carefully managed to prevent a negative impact on the use of the immediate area by bats.

The assessment contains a section setting out proposals for mitigation and enhancement for nesting birds, bats (a dedicated bat roost building), other mammals, and habitat.

The Ecological Enhancement Management Plan sets out a method for management and maintenance of the landscape enhancement features for the first 10 years of the development.

1.1.9 **The Arboricultural Assessment**

The Assessment outlines the findings of a detailed survey of all the trees on the site and neighbouring land that could potentially be affected by the development (175 trees, groups, and hedgerows). It categorises the trees into high (10), moderate (124), and poor (36) quality and notes that no high quality trees would be felled. The proposals involve the loss of 6 moderate trees and 12 poor trees. The report sets out standard requirements for the carrying out of tree works and the protection of those which may be affected by site works; and refers to the proposals to plant 409 native trees, 278m of native hedgerow planting, and 5200sq.m of native woodland.

1.1.10 **The Landscape and Visual Impact assessment**

The Assessment was revised in April 2018, to reflect the amended landscaping / planting proposals. It concludes that the lodge pitches are sited to minimise visibility and that they are either screened by existing trees and hedges and/or the pitches are cut into the topography to minimise impact. The LVIA refers to the extensive scheme of landscape mitigation and enhancement prepared to help integrate and screen the lodges, in addition to provision of meadow areas, with ecological benefits through habitat creation. It is stated caravan colours will be controlled to blend in with the environs.

The main document reviews the potential for landscape and visual effects from the proposed developments of the hotel and holiday lodges. It records the existing site conditions at the hotel and the lots proposed for the lodges. It notes the site is within the Vale of Clwyd Landscape of Outstanding Historic Interest in Wales, and that the Clwydian Range AONB is some 4.5km to the east. It refers to the contents of the Denbighshire Landscape Strategy document, in which the site is located in the 'Denbigh and Ruthin Hills' Landscape Character Area. It contains a section assessing impacts from 11 viewpoints. The relevant paragraphs in the conclusion state as follows:

'A scheme of landscape mitigation and enhancement has been prepared to help integrate and screen the caravans within the landscape while providing additional ecological benefit through habitat creation, the linking and reinforcement of hedges and a significant increase in native tree planting. This substantial scheme of landscape planting will be managed as part of a comprehensive ongoing landscape management plan for hotel and caravan park.

The caravan pitches are sited to minimise visibility: they are either screened by existing trees and hedges and/or the pitches are cut into the topography to minimise impact. Extensive additional tree and hedge planting is proposed. These planting proposals, along with areas of proposed meadow creation, will provide additional ecological benefit through habitat creation, as well as link and reinforce existing vegetation features.

The colour of the caravans will be carefully controlled to blend in with the immediate environs and vegetation, as has been successfully achieved in other caravan park developments in recent years.

The proposed temporary and permanent development works would not adversely impact any significant features of ecological, historical or cultural value and any short term effects will be made good through remedial works. In the longer term the proposed mitigation works would integrate the proposals into their setting and provide a longer term net beneficial effect. The proposed works will not detrimentally affect any scheduled ancient monument, listed building or other feature of historical note or historically significant landscape/ landscape feature and they are not likely to be visible to receptors in such designated landscapes.

A baseline assessment of the receiving landscape suggests that in the context of the region generally, the wider area is pleasant, rural and largely unspoiled, though not rich in features of significant quality. This type of landscape is not a scarce resource which suggests that it is of no more than local value and, as such, has a greater capacity to accept the proposed development than other

more highly valued landscapes.

The proposed development has been reviewed in the field. The range of possible receptors has been established and the impact on these assessed. Significantly detrimental visual effects (moderate adverse or worse) are restricted to a very limited number of local receptors, such as: adjacent lanes and the public footpath through the existing golf course, (though it should be noted that this has a current planning permission for caravan lots). The key views and vistas have been assessed and reported.

Opportunities to mitigate impact are proposed and taken into account in the assessment of the landscape and visual effects in the short and longer terms. When considered in light of the proposed mitigation measures, along with the anticipated longer term landscape and ecological benefits of the scheme, and the relatively restricted adverse effects on visual receptors, we consider the proposal to be an acceptable feature within the landscape. The proposed long term management of the existing and proposed vegetation and surrounding landscape spaces will have long term landscape and ecological benefits. The replacement of the derelict and unattractive existing hotel with a new carefully designed building will have a beneficial effect.'

The April 2018 Addendum Statement confirms that all trees will be planted within phases 1 and 2 of the development, allowing opportunity for them to be well established by the later phases of development.

- **The Drainage Strategy**

The 11 page statement with appendices concludes that if the proposed strategy is implemented, there will be a reduction in surface water run-off from the development relative to the undeveloped site, notably from the hotel: and that this will have a positive impact by:

- Removing surface water discharge to the public sewer
- Reducing the impact of surface water run-off from the site
- Reducing the risk of flooding identified to the east and south of the sites.

1.1.11 **The Community and Linguistic Impact Assessment**

The 66 page assessment follows the methodology set out in the Council's Supplementary Planning Guidance, which suggest assessment of impacts on key aspects of community life, population characteristics, quality of life, the economy, infrastructure, and the social and cultural life of the community. The majority of the detailed assessments conclude the overall effect of the development would be neutral or beneficial.

1.1.12 **The Pre-application Consultation Report.**

This provides information on the statutory consultation exercise undertaken in relation to the proposals. It includes a summary of the issues raised as feedback to a consultation exercise carried out by the applicants in July and August 2017 (including two 'events' open to the local community (a Community Council meeting and a drop-in session).

1.1.13 **The Addendum Statement (April 2018)**

This is a 70 page document prepared in response to comments received on the original submission. It provides commentary on viability matters, phasing, landscaping, highways, recreation areas, footpaths, the use of the hotel, lighting, archaeology, agricultural land quality, radon gas, and it comments on the Community Council's observations. Relevant contents of the document are referred to elsewhere in the report.

1.2 Description of site and surroundings

- 1.2.1 The application site encompasses land containing the remaining buildings associated with the old Bryn Morfydd Hotel complex, its car park area, and land formerly in use as a golf course.

- 1.2.2 It is located on rising land west of the A525 as it runs north out of Pentre towards Llanrhaeadr.
- 1.2.3 The main vehicular access to the hotel site has previously been from a minor road leading south west out of Llanrhaeadr, which links to a narrow lane running south from a point near to Llewesog Isaf. Access to the hotel site is possible from a minor road running west from Pentre to Prion, which passes between the main building complex and the land containing the old swimming pool and two of the holes attached to the old golf course.
- 1.2.4 At its nearest point, the boundaries of the site are located some 400m from the War Memorial in the centre of Llanrhaeadr, and 300m from the nearest dwellings at Maes y Felin in Pentre.
- 1.2.5 The nearest existing individual dwellings to the site are at Llwyseog Isaf (250m to the north of lot 3 - the proposed 58 lodge site), The Vicarage (200m to the north east of this lodge site), and Carreg y Penill (150m to the south of lot 4 - the proposed 21 lodge site).
- 1.2.6 It is understood the hotel closed in 2005. The buildings are in a derelict state and much of the car park area is overgrown. The golf course, which was developed with a number of ornamental trees, has reverted to nature.
- 1.2.7 The main elements of the development are spread over an area around the former hotel complex and include:
- the area encompassing the old Bryn Morfydd Hotel buildings and car park – proposed for the hotel redevelopment and car park
 - the site which was the subject of a 2012 permission for 42 holiday lodges, referred to as lot 3, a partly wooded area which incorporates the majority of the former golf course
 - 3 separate 'lots' close to the old hotel car park, referred to as lot 5 (approximately 0.3ha) – a strip of land sloping down from the road at the 'back' of the hotel; lot 7 (approximately 0.15ha) – an area close to the car park entrance and described as a former waste tip; and lot 4 (approximately 1.3ha), a field on the south side of the Pentre - Prion road which contains the old swimming pool and was used as the 8th and 9th holes of the golf course.
- 1.2.8 A public footpath (No. 65) crosses the site proposed for the 58 lodges. This links to the Hiraethog Trail path which runs along the Prion – Pentre road, along the road to the immediate north west of the Hotel and links back to the footpath which leaves this road and drops down to the rear of The Vicarage in Llanrhaeadr. The line of these paths is shown on one of the plans at the front of the report.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located outside any designated development boundary in the Local Development Plan.
- 1.3.2 It lies within the non-statutory Vale of Clwyd Landscape of Outstanding Historic Interest. The Clwydian Range and Dee Valley AONB boundary is some 4.5km to the east at its nearest point.
- 1.3.3 There are Listed Buildings at Carreg y Penill, which is located to the south of lot 4, and at Llewesog Isaf, to the north of lot 3.
- 1.3.4 A public footpath crosses the Lot 3 site and continues to the north east past the Vicarage in Llanrhaeadr.

1.4 Relevant planning history

- 1.4.1 There is a history of planning applications from the mid 1970's to the late 1990's relating to developments at the main hotel complex involving extensions and alterations, which are of limited relevance to the current proposals.
- 1.4.2 The planning use of the Bryn Morfydd buildings remains a hotel and it is a point to note that the buildings could be refurbished without the need for planning consent, should the owners choose to do so.
- 1.4.3 The main permission of interest to the application was the one granted at Planning Committee in 2012 for the use of part of the golf course area to the north west of the hotel for the siting of 42 holiday lodges, including temporary warden's accommodation. This is the area now proposed for a total of 58 lodges. Works on the construction of the access into the site were carried out within the time period for commencement of the 2012 permission, meaning this remains an extant consent. The layout plan showing the 42 lodge scheme is at the front of the report.

1.5 Developments/changes since the original submission

- 1.5.1 Revised plans and supporting information was submitted in mid- April 2018, and has been the subject of a reconsultation exercise. The amendments are described in detail elsewhere in the report, but involve a reduction in the number of lodges from 91 to 89, layout changes and additional landscaping proposals within the different lots referred to, and clarification of details relating to phasing, highways issues and other impacts.

1.6 Other relevant background information

- 1.6.1 The proposals have been the subject of a Pre-application consultation exercise, as required for major planning applications by current planning legislation. This was undertaken by the applicants and agents in July and August 2017. The application documents include a Pre-application consultation report outlining the exercise and feedback to it.

2. **DETAILS OF PLANNING HISTORY:**

2.1 Application 23/2011/1447/PF

Layout of 42 no. holiday lodges, reception building and temporary warden's accommodation including associated facilities, parking, landscaping, and infrastructure.

Granted at Planning Committee May 2012.

Decision Certificate dated 30/05/2012

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 RD5 – The Welsh language and the social and cultural fabric of communities

Policy PSE5 – Rural economy

Policy PSE11 – Major new tourism developments

Policy PSE12 – Chalet, static and touring caravan and camping sites

Policy VOE1 – Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE5 – Conservation of natural resources

Policy ASA1 – New transport infrastructure

Policy ASA2 – Provision of sustainable transport facilities

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Access for all

Archaeology

Conservation and enhancement of biodiversity

Landscaping new developments

Listed buildings

Parking requirements in new developments
Planning and the Welsh Language
Caravans, Chalets & Camping (this is currently an unadopted SPG intended as a supplement – where relevant - to Development Plan policies PSE5, 11, 12, and 14 and has been subject to public consultation. It is a useful reference on considerations relating to development requirements, design guidance, and holiday use issues).

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016
Development Control Manual November 2016
Technical Advice Notes
TAN 13 Tourism

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 Landscape / Visual impact
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage
- 4.1.6 Highways (including access and parking)
- 4.1.7 Occupancy of caravans
- 4.1.8 Impact on Welsh language and social and cultural fabric
- 4.1.9 Relevance of existing permission for lodge development and existing hotel use
- 4.1.10 Viability arguments and phasing
- 4.1.11 Agricultural land quality
- 4.1.12 Economic benefits

4.2 In relation to the main planning considerations:

- 4.2.1 Principle
Policy PSE 5 Rural Economy offers support for tourism and commercial development which sustains the rural economy, subject to tests of detailed impacts and making a contribution to sustainable development and recognising the status of the AONB / AOB. The policy allows for the possibility of conversions and new build development outside development boundaries providing criteria are met in respect of the scale of development, conversion in preference to new build, submission of an appropriate business case demonstrating it will support the local economy, and that landscape impacts are fully assessed.

Policy PSE11 relates to major new tourism developments. It offers support for

sustainable forms of tourism development of regional or national significance which meet the needs of residents and visitors, subject to compliance with criteria. These include assessment of the setting and capacity of the local environment, the capacity of local infrastructure, accessibility, the range of facilities on offer, whether the development assists the County's regeneration and biodiversity objectives, and utilisation of local labour. The text to the policy indicates that large scale innovative projects can significantly enhance the visitor economy and offer benefits throughout the County; and it states that Developments such as major holiday parks and visitor centrescan significantly increase visitor numbers and can be an effective way of raising the profile and reputation of a visitor destination'.

Policy PSE12 relates to chalet, static and touring caravan and camping sites. It states proposals for new static caravan sites will not be permitted, but supports the environmental improvement of existing static holiday caravan or chalet sites by remodelling, provision of new facilities and by landscaping provided the development is acceptable in terms of other Local Development Plan policies and meets the following criteria:

- i) the proposed development preserves or enhances the character and appearance of the area; and
- ii) it can be demonstrated that any proposed increase in the number of static caravan/chalet units would preserve or enhance the landscape setting of the overall site.

Planning Policy Wales offers 'in principle' encouragement for suitable tourist developments, subject to appropriate environmental safeguards.

TAN 13 Tourism (1997) predates Planning Policy Wales but suggests as broad principles that the planning system can respond to changes in tourism without compromising policies to safeguard the countryside.

Consultation responses and private individuals raising comments on the general principles of the development proposals have expressed a range of opinions on their acceptability. This is reflected in the first response of the Llanrhaeadr Community Council, who were supportive of the site being cleaned up and providing employment opportunities for local people and offered support for the principle of redevelopment of the hotel and further development of the existing lodge site, but not the proposals for Lot 4, 5 and 7 as outlined in the plans. The Community Council's response on the revised submission recognises the reduction in the number of lodges and the retention of a large ash tree, but still questions the need for lots 4, 5, and 7. Many of the objectors have stated they welcome renewal of the Bryn Morfydd site, but have concerns over the scale and density of development associated with it. There are comments questioning the need for additional lodge development, and whether the neglect of the site by the owner for years and is being used as a tactic to gain support for any development which would improve the site.

The application raises interesting questions of principle in relation to Development Plan policies, as it involves the redevelopment of a hotel complex associated with an 'extended' holiday lodge development – including an area of land which already has permission for the siting of 42 holiday lodges. The application links the two strands of the development as it is argued the total number of holiday lodges is essential to the viability of the whole scheme, and that there are material benefits from the regeneration of the hotel site which should be weighed in the determination of the application.

Other material considerations which need to be weighed in the assessment of the application are the commenced permission for a 42 unit holiday lodge park on the land to the north west of the Bryn Morfydd, and the fact that the 'established' use of the building complex at the Bryn Morfydd remains a hotel and this could be recommenced without the need for planning permission. This 'fallback' issue is dealt with in later sections of the report, and in particular section 4.2 9 and the section

dealing with the highway impacts, 4.2.6.

In relation to the hotel redevelopment, there are no local plan policies which directly relate to this type of proposal. Policy PSE11 offers general support for major new tourist developments, which could conceivably encompass the combined hotel / lodge park development. Officers would however respectfully suggest that in terms of basic principle, the idea of replacing a long established, but now largely derelict hotel with one of similar size in the same location would be acceptable; and that the issues to be addressed in respect of the hotel should really be the acceptability of the design and access / parking – as reviewed in the following sections of the report.

In relation to the lodge development, the proposal is essentially to increase the number of units on top of an already consented 42 lodge site, including additional units on land to the north and south of the hotel complex, as a form of cross subsidy for the redevelopment of the hotel complex. Policy PSE12 encourages the environmental improvement of existing sites subject to impact tests, and requires it to be demonstrated that any increase in the number of units would preserve or enhance the landscape setting of the overall site. There is no policy requirement to demonstrate need for additional lodges. Officers would therefore suggest that the principle of increasing the number of lodges is not ruled out by the policy, but that it is necessary to assess whether the proposals would preserve or enhance the landscape setting of the overall site.

Taking all the above into consideration, it is the opinion of Officers that the proposals do not pose significant 'in principle' conflicts with Development Plan policies, and hence that the determination should rest primarily on the acceptability of the localised impacts, reviewed in the following paragraphs.

4.2.2 Landscape / Visual impact

Policy VOE1 seeks to protect areas with relevant designations from development which would adversely affect them. The designations relate to nature conservation, natural landscape, sites of built heritage, historic landscapes, parks and gardens. The site is within the Llanrhaeadr YC Character Area of the Vale of Clwyd Historic Landscape Area, and some 4.5 km from the nearest part of the AONB.

The CPAT description of the Llanrhaeadr Character Area is:

Small close-set farms with limestone farmhouses and outbuildings with a number of small nucleated settlements, in landscape of irregular small to medium-sized fields, on western edge of vale.

In terms of local designations in the vicinity of the site, Carreg y Pennill, located to the south of the lot 4 site, and Llewesog Isaf, to the north of the lot 3 site are listed buildings.

In referring to what may be regarded as material considerations, Planning Policy Wales 3.1.4 refers to the number, size, layout, design and appearance of development, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment. The impact of a development on visual amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest.

There are consultation and private individual responses raising concerns over the landscape and visual impact of the development, in particular the holiday lodge element. The Community Council's initial response outlined concerns over the excessive scale of development, as pointed out by locals at pre-application consultation stage, in relation to lodges on Lots 4, 5 and 7. Reference is made to the impact on the woodland surroundings and units on lots 5 and 7 being too visible. The

Community Council's response on the revised submission requests, in the event of a successful application, that the lodges be finished in appropriate colours / finishes, that a suitably environmentally friendly lighting strategy be developed, and the planting be carried out in the first phases of development.

The AONB Joint Committee note the site is approximately 5km outside the protected landscape and will only be partly visible in more distant views from the higher ground of the AONB to the east, and in this context, do not consider that the proposals will have a significant impact on the setting of the AONB, hence have no observations to make on the principle of development. The Committee suggest steps to minimise and mitigate any impacts on views from the higher ground of the AONB, including conservation and enhancement of existing mature trees and hedgerows, and support the proposals for a 10 year landscape / ecological management plan, whilst suggesting reconsideration of proposals for tree removal and layout, protection of trees through a TPO, and control of external materials for the hotel building and lodges. Mention is made of the AONB's desire to obtain 'Dark Sky' recognition for the protected landscape, and the Joint Committee suggest a condition be attached to any permission requiring submission and approval of a lighting management plan to control impacts, including how light emissions from the hotel building may be minimised. The Joint Committee have commented briefly on the revised submission, expressing support for improvements to the landscaping / planting and requesting careful consideration of controls over lighting.

Private individuals echo these points in suggesting conflicts with policy PSE 12 of the Development Plan and guidance in the Council's draft Supplementary Guidance on caravans, commenting that the site should be broken up into small clusters, that development will not enhance the natural beauty of the area, and that development will appear as a modern 'satellite' separate from the village, visible from the A525, CPRW refer to views from the AONB and consider the aspirations in the submission are incompatible since if there are panoramic views from the chalets to the hills, there will be panoramic views from the hills to the chalets.

There is concern over the impact of external lighting. There is objection in relation to the design of the proposed hotel building, suggesting this would be unsympathetic to its surroundings with so much glass and would be an obtrusive feature reflecting sunlight in the day and through being lit up at night. One objector has drawn attention to the proximity to a restored ancient woodland, which is subject to protection under national policy and expresses concern that access to the approved lodge site already impacts on this area. It is suggested the LVIA should be challenged, including in respect of quality of photographs and conclusions that the site would not be readily visible beyond 5km and it is suggested the effect of proposed screening vegetation will be minimal from the eastern side of the Vale.

There are general comments in support of the removal of the current eyesore of the existing hotel complex, and for the detailing of the proposed hotel from some individuals objecting to the lodge elements of the scheme. One individual supports the application and suggests the hotel would be a quality development.

The proposals have been revised from the original submission in response to feedback.

- Within lot 3, additional native species planting has been introduced on the western and northern boundaries to address comments over open views into the site, and there is additional planting within the site to separate it into smaller clusters of lodges. Within lot 5, additional hedgerow planting is proposed, including between the site and the road, and denser planting is illustrated to screen views of the lodge nearest the entrance to the Hotel site.
- Within lot 7, two lodges have been removed and the layout has been revised to avoid removal of a large mature ash tree, interference with other trees, and to include additional planting, and to limit views of lodges at the entrance to the hotel.
- Within lot 4, significant changes have been made to the layout to incorporate

additional hedge and tree planting to break up the lodges into small clusters, and to reinforce boundary planting. Vehicle parking spaces have also been relocated further behind the lodges to limit visibility of parked cars.

The agents have also confirmed the lighting strategy for the site, which is to use low level lighting throughout the site so that it is not a prominent feature in the night-time landscape, and to mitigate potential impact on wildlife. It is stated the lighting would be along pedestrian routes, and would be a type of 'Crompton Bollard' which directs light downwards and towards the paths only. External lighting on the hotel is indicated as low level recessed wall lighting along footpaths and stairs. To prevent light spill from the hotel windows at night, wooden louvres are proposed, allowing views out of rooms but preventing excessive light spill. In response to comments on the LVIA, the applicant's consultants consider this has been carried out in accordance with standard practice, and that it provides all parties with adequate information to make their own assessment of impacts.

In relation to the proposals for the hotel buildings, in officers' opinion, the demolition of the existing building complex does not raise any significant landscape / visual concerns. The original Bryn Morfydd building may have been of some architectural / historic interest, but this has been severely impacted by successive alterations and extensions and does not appear capable of sympathetic restoration as part of a redevelopment. Demolition is considered an acceptable approach in order to remove what is now a considerable eyesore, as part of the development of a replacement hotel of similar scale.

The plans show the proposals for the main hotel complex are for a building of modern detailing following the same basic footprint as the existing buildings, with extensive use of glazing on the east facing elevations, and use of copper / aluminium cladding, stone and slate cladding, and hardwood sliding screens. The main building would be comprised of sections of single, 2 and 4 storey height. The plans are at the front of the report.

In respecting comments in objection to the detailing of the building, Officers have no issues with this approach to the design, as the proposals effectively 'break up' the buildings into relatively small sections, and the choice of external wall and roof materials would help to soften their visual impact. Whilst care would be necessary to control the colours of the external finishes and to ensure the glazing is detailed to limit the emission and reflection of light given the position of the site on the western slopes of the vale, and the fact that it would be visible at distance from the AONB, it is considered that the physical impact of the buildings would be less prominent than that of the existing white / cream painted complex. Quality soft and hard landscaping would be essential around the hotel buildings and car park areas to assist the assimilation of the building, and careful attention would be necessary in relation to the lighting of the car park to mitigate impacts. It is considered the proposals for the building would minimise its impacts on the Historic Landscape and on the setting of the listed buildings at Carreg y Pennill to the south.

In relation to the lodge proposals,

The site with the current consent for 42 lodges is relatively well hidden from public view as a result of the landform and tree cover, and it is considered this area has a capacity to accommodate additional units, with no additional adverse landscape and visual impacts, or impacts on the setting of listed buildings at Llewesog Isaf. The plans show that an additional 16 lodges can be accommodated without cramping the development, and there are detailed proposals to enhance the landscaping which suggest the policy requirement to preserve and enhance the setting can be met. The revised submission has introduced additional boundary planting and landscaping within this area to break the layout into smaller clusters.

In noting an objector's concern over impact on ancient woodland from the access to the previously approved 42 lodge site, this was consented as part of that application

and cannot realistically be revisited at this point. There are no proposals for development within the ancient woodland. The application however offers opportunity to secure management proposals for this woodland.

In relation to the original submission and in particular the additional sites shown for lodges – lots 4, 5, and 7 - the spread of lodges onto land to the immediate north and south of the proposed hotel buildings raised questions over increased landscape and visual impacts as these sites are more open to view from publicly accessible viewpoints from the east and along the nearby highway network. However, Officers' conclusions based on consultation responses are that the nature of the landform is such that open views of the proposed new lodge sites would be relatively limited and that the main impacts would be from the proposals for the lodges on plot 4.

Revisions to the plans for the lodges in lots 4, 5 and 7 have been proposed in response to reservations over landscape and visual impact. This includes introduction of additional natural screening. Two units have been omitted from the scheme in lot 7 to avoid removal of a significant tree and to introduce additional planting around exposed site boundaries. Within lot 4 the layout has been revised to accommodate new sections of hedgerows and trees across the contours to split the site into recognisably smaller clusters. The phasing plan in the revised submission confirms the intention is to undertake all the new planting within the development in the first two phases of the scheme, including in lot 4, which is a positive development allowing planting to become established in advance of the introduction of lodges on lot 4. This would assist limiting impact of the lot 4 site from both the longer distance views from Pentre and beyond to the east, and impacts on the setting of the listed buildings at Carreg y Pennill.

In concluding on the issues of landscape and visual impact, it is considered significant in this instance that the Council's Tree Consultant and the AONB Joint Committee do not have any objections to the proposals, subject to imposition of appropriate conditions to mitigate landscape impacts, including improving planting in connection with the developments. Hence in acknowledging local concerns over the proposals – in particular over the development of lot 4, which is more open to views in the locality – it is not considered that the revised proposals would give rise to such unacceptable impacts on the Historic Landscape, the AONB, or historic buildings in the area as to merit a negative recommendation. The type of conditions suggested by consultees, including the Community Council, controlling the range of colours of the lodges and the timing of planting are considered reasonable and enforceable and would help to address many of the issues arising.

4.2.3 Residential amenity

Planning Policy Wales 3.1.4 refers to the impact on the neighbourhood and on the environment as potentially material considerations. The impact of a development on residential amenity is therefore a relevant test on planning applications. This is emphasised in Paragraph 3.1.7, which states that proposals should be considered in terms of their effect on the amenity and existing use of land and buildings in the public interest. As the Courts have ruled that the individual interest is an aspect of the public interest, it is therefore valid to consider the effect of a proposal on the amenity of neighbouring properties.

There are limited consultation responses or comments from private individuals raising specific points in relation to residential amenity impacts arising from the proposals. What amenity impacts are referred to are those arising from the project being spread over many years, and the possibility of constant disruption on the approach roads.

The site is in open countryside to the south west of Llanrhaeadr and west of Pentre. There are individual dwellings located along the main approach road from Llanrhaeadr and along the Pentre – Prion road. The housing estates at Maes y felin and Pont y Bedol in Pentre are accessed off the Pentre – Prion road. The nearest dwellings to any of the proposed lodges are Pen y Bryn Isaf and Carreg y Penill

(approximately 150m) and Llewesog isaf and The Vicarage (approximately 200 - 250m)

In relation to the proposals for the hotel buildings, given the distances to the nearest dwellings, Officers would not consider there are any significant residential amenity impacts likely to arise from the physical presence of the buildings or their day to day operation.

In relation to the lodge proposals

It is relevant as background that the Council has relatively recently considered the impact of a 42 lodge development in relation to the residential amenities of occupiers of nearby dwellings, and deemed this to be acceptable. In Officers' view, the increase in numbers on this site (lot 3) from 42 to 58 does not raise additional concerns over residential amenity impacts.

It is not considered that the lodges proposed on lots 5 and 7 near the entrance to the hotel site would give rise to activity, disturbance etc. likely to impact adversely on residential amenity, given the distances between them and the nearest dwellings (the nearest would be approximately 200 metres)

The lodges on lot 4 would be closer to residential properties, as both Carreg y Penill and Pen y Bryn Isaf would be approximately 150 metres from the nearest lodge. At such distances, it is possible that activity on the site may be audible and visible, but there is intervening hedgerow cover and proposals to supplement this, which would assist mitigating impacts.

Overall, it is not considered that the hotel and lodge proposals would result in unacceptable residential amenity impacts in the locality.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales (Section 5.2) and current legislation.

There are limited private individual representations on ecological impacts, one stating the site is used by badgers and hares; and others suggesting additional use of footpaths would impact on wildlife.

Natural Resources Wales raise no objections to the proposals provided conditions are attached to address issues concerning European protected species, the implementation of bat avoidance, mitigation and compensation measures; the submission and implementation of a post construction monitoring and surveillance scheme, an Ecological compliance audit and Biosecurity Risk Assessment. The Council's Biodiversity Officer has recommended conditions are attached to any permission to ensure there are no negative impacts on protected species or the nature conservation value of the site, and to control invasive plant species, external lighting, timing of site works to avoid impacts on nesting birds, and implementation of bat mitigation.

In noting the comments above, it is not considered there are any strong ecological grounds to oppose the application, as the two key 'technical' consultees, NRW and the Council's Biodiversity Officer are raising no objections subject to inclusion of suitable conditions.

4.2.5 Drainage (including flooding)

Planning Policy Wales Section 12.4.1 identifies drainage as a material consideration

in determining planning applications.

The Community Council's first response raised concerns over drainage impacts, questioning the adequacy of the main sewer to cope with the whole development. This reflects comments from private individuals, who also draw attention to the amount of surface water likely to be generated by the proposals.

Natural Resources Wales and Dwr Cymru Welsh Water have been consulted on the application. Significantly, neither body have raised any objections to the proposals. Dwr Cymru Welsh Water have simply asked for the addition of standard conditions / advisory notes on any permission relating to need for separate consents to connect to the public sewer network.

The application documents state that the proposed drainage strategy will bring about a reduction in surface water run-off from the development relative to the undeveloped site, notably from the hotel, and that this will have a positive impact by:

- a. Removing surface water discharge to the public sewer
- b. Reducing the impact of surface water run-off from the site
- c. Reducing the risk of flooding identified to the east and south of the sites.

Taking the above into account, it is suggested that there are no foul or surface water grounds to oppose the application. Conditions would need to be considered to deal with specific detailing of surface water drainage proposals.

4.2.6 Highways (including access and parking)

Planning Policy Wales 3.1.4 refers to what may be regarded as material considerations and that these can include the means of access. The acceptability of means of access is therefore a standard test on most planning applications.

There are a range of representations raising concerns over the highway implications of the application, in its original form and as revised.

The Community Council originally referred to the scale of development and specific issues in locations around the site; including part of the public road near to lot 4 on (steep incline and sharp corner, and unsuitable lane down to Pentre Llanrhaeadr unsuitable for any volume of traffic); lack of passing places on the main site access from the Llanrhaeadr to Prion road; concerns over any suggestion that the road / drive to the hotel may be adopted by the developer; and in the event a permission is granted, it is hoped all 'heavy' construction be completed to a timescale that ensures that traffic and site disruption is kept to an absolute minimum. The Community Council's response on the revised submission makes a particular point over the need for the strictest controls / management of traffic at construction stage if a permission is to be considered, and the need for traffic management to ensure the use of the Pentre to Prion road is avoided.

Private individuals have expressed a number objections over the proposals, summarised in the response to publicity section of the report. The basis of the highway objections is the impact of the anticipated volume of traffic on what are considered inadequate country roads. Reference is made to increased use of single track roads with limited passing places, steep gradients, conflicts with walkers, cyclists, all car users and larger agricultural vehicles; concerns over the contents of the Transport Statement in comparing traffic generated by the old hotel in the past; and the sustainability credentials of the development with its reliance on the motor car.

Those supporting the application have referred to changes to plans since the pre-application consultation stage, which are considered to have addressed concerns over highway issues, including measures to prevent access from the lane to and from Pentre Llanrhaeadr, measures to inform users of dangers of walking and cycling on the lane above lot 4, and a range of signage.

The highway officer has reviewed the proposals in detail and raises no objections subject to appropriate improvements and imposition of planning conditions if permission is granted. The improvements proposed for passing places, junction widening to the north and the signage scheme for the routing of all traffic to the north are deemed appropriate for the management of traffic using the facilities and the existing highway network. It is considered the traffic figures submitted in the Transport Statement and the additional data received clearly endorse that fact at the former use of the Hotel and Golf complex had similar traffic movements to what is proposed and it is concluded there are no reasonable highway grounds to oppose the development.

The Footpaths Officer has suggested the proposals provide opportunity for improvement of the public footpaths leading from the site to Llanrhaeadr village and has costed these improvements. The applicants are agreeable to making the relevant payment for the works. If a permission is to be considered, payment would need to be secured by way of a Section 106 Obligation.

The applicants' proposals in relation to highway matters are detailed in the report. The strategy is to introduce measures to encourage all traffic to access the hotel and lodge sites from the Llanrhaeadr approach roads from the A525, and to avoid any additional use of the Pentre to Prion road. This is through a combination of additional passing bays, junction improvements, service vehicle routing within the hotel site, and agreed signage. The applicants consider the development would not have an unacceptable impact on the operation of the highway network in terms of safety and capacity.

In response to comments raised in relation to the original submission, the applicant's agent has provided swept path information to demonstrate that with the proposed improvements at the junction with the Llanrhaeadr – Prion road, lorries delivering lodges can access the site in a safe and convenient manner. An indicative signage plan has been submitted to identify locations where signage would be used to guide traffic and pedestrians, and it is stated that details of traffic calming, road markings and signage including provision of vehicle priority points would be agreed with the Highway Officers.

In relation to the Community Council's comments over the length of the construction period, the applicant's agent has confirmed that all 'heavy' construction and demolition work would be completed within 18 months of work commencing on the site (including the demolition of the hotel and the installation of drainage). Lodges would then be introduced in phases over the 6 year project. All construction traffic would use the Llanrhaeadr – Prion Road.

In Officers' opinion, it would be inappropriate for the Authority to not take some account of the existence of the hotel and golf course and the commenced permission for the 42 lodge development as pertinent to the consideration of the current application. These uses establish a potential 'baseline' level of traffic which could be generated from an active use of the long established hotel and golf course and the operation of the consented lodge development. If the application were to be refused on highway grounds with no regard to the fallback situation, this would undoubtedly be a strong argument against the Council's stance.

In relation to the Community Council's concern over the developer adopting the public road to the site, this is not proposed in the application and would be a matter for separate consideration by the Highway section outside the planning process should it be formally proposed.

In officers' opinion, taking all the background material into account, it has to be acknowledged that there are impacts likely to arise from the proposals in terms of the use of a limited local highway network, and there are questions over the development's sustainability credentials given the inevitable reliance on the private

car for access to the site. These are well articulated by the Community Council and private individuals.

However, in concluding on these matters, it is significant that the key technical consultee, the Council's Highway Officer has reviewed the proposals in considerable detail and concludes that with the range of improvements including passing bays and junction improvements, traffic management within the site for service vehicles, and associated signage, there are limited grounds for resisting the grant of permission. In the absence of clear technical support for a refusal recommendation, Officers do not therefore consider there is a strong basis to oppose the application on highway grounds.

4.2.7 Occupancy of lodges

There is limited specific local plan policy content directly dealing with the requirement for controls over occupation of caravans, although the supporting text to policy PSE 12 states the occupancy of static caravans and chalets will be restricted to holiday use and any residential use will be subject to enforcement action. The use of conditions restricting occupation to holiday use is a recognisable mechanism to deliver Welsh Government's objectives, and has to be given due consideration when assessing the merits of an application of this nature.

The draft SPG relating to caravans, chalets and camping refers to the advantages to the local economy of extending the traditional holiday times of year and advocates the imposition of holiday occupancy conditions to prevent accommodation from becoming part of the local housing stock through unauthorised permanent residential occupation. The SPG suggests a suitable wording for such a condition.

Representations from CPRW and private individuals raise concerns over the site becoming a permanent residential site and question the ability of the Council to monitor the future use of lodges. The Community Council's comments on the revised application state strict holiday occupancy controls have to be enforced if a permission is being considered, and that no attempt to live on site would be acceptable.

In recognising local concerns over lodge developments becoming permanent residential sites, the determination of a planning application has to be in accord with the development plan and other material considerations. Planning conditions can be imposed to control uses, and are a legitimate consideration. A perceived inability of a Council to enforce planning conditions restricting occupation to holiday use is not a sound basis for considering refusal of planning permission.

In relation to the imposition of planning conditions, the Local Planning Authority is obliged to have regard to Welsh Government advice on the use of conditions on planning permissions. Welsh Government Circular 016/2014 is a significant material consideration in this respect, and provides clear guidance on the approach to be adopted by local authorities to ensure static caravans remain in holiday use, i.e. it sets out the possibility of allowing developments subject to controls. This approach has been adopted by Planning Inspectors in issuing decisions on appeals involving caravan site developments, and the County Council has previously used variations on the wording to suit circumstances.

In this context, having regard to the background policy and guidance, and the nature of the development and existing controls over use, Officers consider that it would be reasonable to consent to the principle of 12 month holiday use of the lodges. The Council has accepted the principle of 12 month holiday use in granting permission elsewhere, obliging site owners to keep documentary evidence (available for inspection) of length of stays and places of primary residence. This is considered to offer a clear and enforceable means of control over the occupation of holiday lodges, which addresses concerns over abuse of the system. Members will be aware of the wider corporate project on the better regulation of holiday caravan parks. This has

established clear internal monitoring procedures which enable Officers to better deal with potential unauthorised permanent residential occupation of holiday caravans in the County.

4.2.8 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 RD5 in the Local Development Plan. This approach has been reaffirmed in TAN 20, published in October 2017, which makes clear that the Welsh language remains a material consideration in dealing with applications for planning permission. This is consistent with Planning Policy Wales Edition 9, 2016, national Well-being goals, and Welsh Government's Welsh Language Strategy – Cymraeg 2050. Following the publication of TAN 20, Planning Committee resolved in December 2017 to agree the approach to assessment of impacts of planning applications on the Welsh language be undertaken in accordance with Sections 3.1 and 3.2 of TAN 20, pending review of the Local Development Plan, and policy RD5

The Community Council's first response raised comments over impact on the Welsh language, suggesting the village still has a population where Welsh is the majority language and there needs to be safeguards in place. They indicated in the event of a permission being considered, the site owner would need to work with local colleges and schools to train local staff to fill any possible vacancies; that signage, information and promotional materials should be bi-lingual and subject to Welsh Language Act of 1993; and that none of the lodges to become permanent residence for holiday makers or staff or accommodation built to house staff as this would affect the linguistic balance of the area.

The Community Council's comments reflect a number of individual responses mentioning the potential impact of an influx of 'non locals' on the Welsh Language and culture. One questions the adequacy of the Linguistic Statement, including in relation to assessment of impact on the age structure of the community, health services, and over use of local labour at construction stage.

In noting the basis of concerns over the impact of the development on the Welsh language and community, Officers consider the Community and Linguistic Impact Assessment submitted with the application provides a fair review of the factors outlined in the Council's Supplementary Planning Guidance for inclusion in an assessment, sufficient to address the potential effects of the development. The conclusions are that the overall effect of the development would be neutral.

The applicant's agents have nonetheless responded to the concerns over the impact on the Welsh language by accepting there need to be safeguards in place to protect it. They point out the developers and site owners will aim to recruit locally at operational stage, and will actively promote use of the language amongst the team. Specific measures are proposed to promote the language, including use of bilingual signage at construction and operational stage, use of Welsh names for all parts of the site, bilingual marketing and advertising material, use of history boards. It is emphasised that none of the lodges will become permanent residences for holidaymakers or staff, and that the development will not alter the balance of Welsh speakers living within the community.

In respecting local concerns over impacts on the language and community, Officers conclusion is that it would be difficult to justify withholding a permission on the basis of potential impacts of the particular holiday lodge and hotel development proposed, having regard also to the planning history at the site. A hotel has been present on the site for many years, and Planning Committee has deemed a 42 lodge development to be acceptable as recently as 2012. In this context, it is not considered the addition of some 47 lodges on top of the number already consented is likely to give rise to impacts causing significant harm to the character and language balance of the community.

If a permission were to be granted, a planning condition could be considered which seeks the submission of a Local Employment Strategy, to include ideas for employment initiatives and training for local people, including working with jobcentre plus, and other measures to secure the promotion of the language and culture in association with the development. A Bilingual approach would be sought towards all signs in connection with the development.

4.2.9 Relevance of the existing hotel use and the commenced permission for a lodge development

It is an established principle that an existing use and any extant planning permissions may be a material consideration in assessing the merits of an application.

There are representations on the application suggesting that caution be exercised in accepting arguments over the relevance of an existing hotel and lodge use, as the hotel use has been abandoned some years ago and no lodges have ever been sited there. It is also questioned whether the works done on the access to the 42 lodge permission are a commencement of the 2012 permission.

In acknowledging the above comments, as stated previously in the report, it is considered that the planning use of the Bryn Morfydd buildings remains as a hotel, and this could be resumed – along with the golf course use - without the need for planning consent. In the context of the current application, the hotel and golf course use are capable of giving rise to an intensity of use of the site and highway network which need to be acknowledged in consideration of the current proposal.

The Council granted planning permission in 2012 for the use of what is referred to elsewhere in the report as the lot 3 land for 42 holiday lodges, i.e. the land to the north west of the hotel complex. The Council has accepted that the carrying out of works on the access to the site in accordance with the permission represents a commencement of the development. The grant of this permission reflects the fact that the Council has recently considered the impacts of this intensity of use of the land and the highway network to be acceptable.

The significance of the 'potential' level of activity and use of the local highway network from the hotel, golf course, and the consented lodge development are touched on elsewhere in the report, in particular in the assessment of the highway impacts of the application.

4.2.10 Viability arguments and phasing

There is limited planning policy content directly relevant to the matter of financial viability considerations in relation to the type of application involved here.

Policy PSE5 of the Development Plan is supportive of tourism development and as worded refers to 'employment proposals' for conversions and new build outside development boundaries being supported provided criteria are met, including iii) where 'proposals for new buildings are supported by an appropriate business case which demonstrates that it will support the local economy to help sustain local rural communities'. There are no planning policy tests in relation to lodge developments which oblige submission of financial viability information with applications, or information on a developer's ability to fund a particular scheme.

The Community Council commented in their original response that planning should only be given if finance for the site is demonstrated to be in place, as they state it is not clear that those behind the planning application have the required funding in place. The concern is that if the application is approved and the backers of the scheme fail to raise the finances required then there is nothing stopping another

company coming in and erecting the lodges but at a more inferior standard. The Community Council would like to see letter of intent from potential backer before this application can proceed to safeguard the quality of the development.

A private individual has suggested veiled threats that the development has to be consented in its entirety for viability reasons or it will not happen should not be accepted.

In relation to the proposals in front of the Council, the early sections of this report summarise the contents of the Design and Access Statement in referring to the findings of a 'confidential' Viability Assessment prepared to inform the submission. The Assessment reviewed the feasibility of a proposal for 42 and 54 lodge units (considered in 2015 in relation to the 2012 planning consent to bring the existing hotel buildings back into service), and a scheme for 90 lodges (modelled on the scheme now before the Council, including the development of a new hotel). It explains the brief was to produce a model that funds the development of the site and provides ongoing revenues to sustain the investment and future viability. It concludes :

- a. The 42 or 54 lodge scheme is not a feasible option to renovate the hotel as a single dwelling or as a hotel (no excess cash to make any return to shareholding investors within 20 years, lengthy period to pay down an overdraft facility and initial cash investment, etc.)
- b. The only viable proposal will be to demolish the hotel and redevelop the site with an increase in the number of lodges to ensure that investment is returned within a reasonable timeframe. The scheme will produce a new luxury hotel and high quality accommodation with economic benefits for the locality.

The Addendum Statement submitted in April 2018 reaffirms that the planning submission already clarifies through the Business Plan that Silver Bay's leisure developers (the applicant) will be bringing forward the development. It emphasises that the Viability Assessment confirms that the proposal has been considered in significant detail, and that the applicant is committed to developing the scheme as it is designed to their business model. It suggests the quality of the development can be safeguarded through the conformity to the approved plans and materials, as would be conditioned on any consent.

The applicant's original viability information was reviewed by the Council's Commercial Development Manager. His conclusions are that on the basis of the variables in the assessment, the hotel development is partly dependent on a level of cross subsidy from the profitable parts of the scheme, and that the 90 lodge proposal is a level of enabling development proportionate to deliver it; 90 lodges providing a rate of return to the developer and shareholders that reflects the risk of the scheme whilst funding the delivery of the hotel and meeting the estimated costs.

With respect to the Community Council's original suggestion that permission should only be granted if it can be demonstrated the required funding is in place, this is not a reasonable requirement in relation to the determination of a planning application.

4.2.11 Agricultural land quality

Planning Policy Wales (Section 4.10.1) obliges considerable weight to be given to protecting land of grades 1, 2, and 3a quality in the Agricultural Land Classification system of the Department for Environment, Food and Rural Affairs. Such land is considered to be the best and most versatile and justifies conservation as a finite resource for the future. PPW indicates that land of this quality should only be developed if there is an overriding need for the development, and either previously developed land or land of a lower grade is available, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological

designation which outweighs the agricultural considerations.

There are individual representations on the application raising concerns over use of good quality agricultural land, with reference to Lot 4 being of good quality, and it is suggested that the argument that the golf course land is 'previously developed' is specious as land would be permanently lost from agriculture.

The applicant's agent has responded on the agricultural land quality question and has noted the Welsh Government Agricultural Land Classification Maps show the site extension areas are classed as Grade 3b Agricultural Land due to slope limitation, and consequently these are not 'best and most versatile' agricultural land.

Whilst acknowledging the use of high quality agricultural land is a material consideration, it is relevant to note that lot 3 already has a commenced permission for the siting of 42 lodges, so is already effectively out of agricultural use. Lot 4 is a steeply sloping field which was in use as part of a consented golf course, and as noted by the applicant's agent is shown in Welsh Government's Agricultural Land Classification map as Grade 3b quality, which poses no conflict with Section 4.10.1 of Planning Policy Wales as it is not 'best and most versatile' agricultural land.

4.2.12 Economic benefits

The economic benefits of a development can be regarded as a material consideration when weighing the merits of an individual application. The Local Development Plan policies relating to the principle of tourist / employment related development are set out in section 4.2.1 of the report, and reflect the main Objectives of the plan, which include providing local employment opportunities and supporting existing employment. These echo the wider strategies of the Council in its corporate documents, which set out a key desire to secure economic prosperity. Planning Policy Wales Section 11 emphasises that tourism is vital to economic prosperity and job creation in many parts of Wales, as a catalyst for environmental protection, regeneration, and improvement in both rural and urban areas.

The Economic and Business Regeneration Officer response on the application suggests the addition of 5* quality accommodation for the visitor economy is in line with the Tourism Growth Plan and supports the application. Individual responses to the application express cynicism over claims for local employment benefits, and suggestions that the scheme will only benefit the developers. There are comments in favour of the application offering support for the idea of investment in the site and a well-managed development, as this would bring much needed employment to the area, including for local businesses with more trade from visitors to the site.

In noting the concerns of objectors over potential economic spin-off, Officers suggest there are likely tangible local economic benefits from a development of this nature to be taken into account in determining the application, to be set against other negative impacts identified in the report. These would be the prospect of local employment being used at construction stage, permanent employment within the site at operational stage, and 'local spend' by users of the hotel and lodge accommodation in the locality, benefitting existing businesses. In relation to local employment, it is routine on major applications in the County to attach conditions requiring submission and approval of a Local Employment Strategy, to include ideas for employment initiatives and training for local people, working in association with jobcentre plus.

Other matters

A wide range of issues have been raised in consultation responses, which do not conveniently fit into the main topic sections of the assessment above. These include:

Restrictions on any permission to limit local impacts

There are suggestions that consideration be given to precluding any shop facility and use of the hotel for conferences, events and functions, in order to mitigate impact on local shops and to restrict additional peaks of traffic using the approach roads to the hotel.

The applicant's agent has responded to these representations and confirmed there would be no objection to imposition of conditions to restrict the use of the hotel function rooms to hotel and lodge park users, and to preclude hiring for functions for weddings, etc., and to ensure there will be no standalone shop within the development site.

In respecting the Community Council's comment on the need for strict enforcement of the 'Dogs rules' given the proximity to agricultural land, this is not a matter within the control of the planning system.

Potential impacts on local services

There are comments on potential additional pressures on hospitals, social services, water supply, electricity supply, and broadband provision.

There are no objections from bodies responsible for provision of utility services, all of which are matters for resolution between a developer and the respective providers. It is not considered that the demands from a holiday lodge site on hospital and social services are reasonable grounds for resisting the grant of planning permission.

Questions over the purpose for which the hotel is to be used

There are representations, including from the Community Council, raising uncertainty over the nature of the proposed hotel use with observation that the proposed hotel is a shell around self catering units, with no facilities for locals as with the previous hotel.

In noting these comments, due regard needs to be had to the contents of the application documents and the submitted plans, which respectfully detail what the proposals are for the hotel. There is no ambiguity over the proposals for providing 26 self contained accommodation units, with limited facilities within the building for residents- including a coffee servery / bar and small gym at the lower ground floor level; a bar / servery, small dining/ function room, a dining / coffee / function area, and a communal lawn / sitting out / barbecue area at second floor level.

Impact on property prices

The potential impact on property values is not a matter which should be accorded significant weight in the determination of a planning application.

Existence of sporting rights on nearby land

Private rights to use land in the locality for other potentially noisy uses are not a matter which should influence consideration of the application. These uses can be carried on without the need for planning permission for a specified number of days a year.

Contaminated land questions

Questions have been raised in relation to development on lot 7 (where there is known to be fill material), and over the relevance of radon gas levels in the area

Whilst it has to be recognised that contaminated land is a material planning consideration, there is little evidence in relation to the application site that there are grounds to resist the grant of permission for the particular developments proposed.

In relation to proposals on filled ground, in the event of a permission being considered, standard conditions can be attached to deal with any contamination issues, requiring appropriate survey and mitigation.

In relation to the presence of radon gas, the applicant's agents have advised that the

proposed development is in an area of low risk. They point out also that the holiday units are not in direct contact with the ground and would not be impacted by radon gas or detract from the dissipation of radon gas. Radon protection measures for the hotel building (e.g. radon vents) would be incorporated, if required, at Building Regulation stage. This is standard building practice and should not be viewed as a constraint on development.

Proximity to historic site

One representation has drawn attention to a nearby historic site, referred to as Cader Gwladus.(Gwladus's chair), although the location of this feature has not been identified.

It is understood from research that Cader was one of a number of ancient townships in the historic Denbighshire area, within which was an outcrop of 'curious minerals' and a viewpoint of the Vale of Clwyd. The County Archaeologist is also unaware of the location of any feature with this name, and it is not shown on the Council's current mapping records. Hence whilst noting the representation, it is difficult to attach any significance to the feature in considering the application.

Archaeology

The County Archaeologist has noted the presence of a kiln in the vicinity of lot 7 on historic mapping records. The applicant's agent has confirmed this is a filled quarry and that all evidence of any original kiln has long since been buried. It is stated that groundworks associated with the development will not disturb ground at the level where the kiln would have been evident.

Recreation Areas within lodge sites

The revised plans submitted in April 2018 show detailed proposals for recreation areas within lots 3 and 7 and a 'sun terrace' above the hotel itself.

Demolition of the existing hotel buildings

The applicant's agents have advised that the developer is amenable to imposition of a planning condition requiring the early demolition of the existing Bryn Morfydd buildings, to address local concerns over their derelict appearance and the dangers from persons accessing the buildings.

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 report outlines a range of planning policy and guidance relevant to the consideration of a proposal for a hotel redevelopment and an associated holiday lodge development. Strategic policies of the Development Plan do allow for tourist related development in the County, but subject to consideration of detailed impact assessments, and the specific effects

of the proposals at any site. The proposals have been reviewed against the Development Plan policies and other relevant considerations in the body of the report.

- 5.2 The proposals have been amended in April 2018, following consideration of a range of representations on the originally submitted scheme. A reconsultation exercise has been undertaken on the revised submission.
- 5.3 The Community Council's responses, including in relation to the amended submission raise points of concern over local impacts which reflect matters expressed in many of the individual representations in objection to the application. The main concerns are over the highway and visual / landscape impacts of a greater scale of development than that which was involved in the old hotel / golf course use and the consented 42 lodge development. There are representations in support of the proposals, suggesting they would bring about positive benefits, including from the redevelopment of the hotel site. The Community Council and a number of consultees and individuals suggest a range of conditions need to be considered if a permission is to be granted.
- 5.4 The report sets out the main planning considerations and recognises there are negative and positive factors to balance in reaching a conclusion. It accepts there are questions over the localised highway and landscape impacts, and that there is general support in planning policy and national guidance for tourist related development, the redevelopment of an old hotel site, and associated employment benefits, all to be factored into the balance.
- 5.5 With regard to the responses from the main 'technical' consultees, Members will note there are no objections from those specialising in highways, trees / landscape, wildlife and drainage / water supply matters, subject to imposition of conditions if a permission is to be granted. Consequently, in respecting local concerns expressed over the proposals, and acknowledging there will be impacts from a development on the scale proposed, there is limited support for a refusal recommendation based on the significance of these impacts.
- 5.6 In circumstances where there are few technical consultee reservations, it seems reasonable to officers to attach weight to the clear regeneration and employment benefits which could arise from the proposals, including for local businesses, which weigh in favour of the proposals.
- 5.7 The recommendation is therefore for grant of permission subject to conditions to address detailed matters arising from consultee responses, and to ensure the early implementation of the highway improvements and landscaping / planting, and the delivery of the hotel development in conjunction with the phases of the lodge sites.

It is therefore recommended that Members resolve to grant permission subject to :

1. Completion of a Section 106 Obligation to secure the required contribution of £2035 for off site footpath improvements,

The precise wording of the Section 106 would be a matter for the legal officer to finalise. In the event of failure to complete the Section 106 agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time.

The Certificate of Decision would not be released until the completion of the Section 106 Obligation.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun before the expiration of five years from the date of this permission.

2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Proposed side elevations (Drawing No. PL07) received 22 December 2017
 - (ii) Proposed front and rear elevations (Drawing No. PL08) received 22 December 2017
 - (iii) Proposed colour elevations (Drawing No. PL10) received 22 December 2017
 - (iv) Proposed 3D visual - front elevation (Drawing No. PL30) received 22 December 2017
 - (v) Proposed 3D context elevation (Drawing No. PL31) received 22 December 2017
 - (vi) Proposed lower ground floor (Drawing No. PL01) received 22 December 2017
 - (vii) Proposed upper ground floor (Drawing No. PL02) received 22 December 2017
 - (viii) Proposed first floor plan (Drawing No. PL03A) received 22 December 2017
 - (ix) Proposed second floor plan (Drawing No. PL04A) received 22 December 2017
 - (x) Proposed roof plan (Drawing No. PL05A) received 22 December 2017
 - (xi) Proposed sections (Drawing No. PL09) received 22 December 2017
 - (xii) Proposed drainage general arrangement sheet 1 of 2 (Drawing No. 101-1 Rev. A) received 22 December 2017
 - (xiii) Proposed drainage general arrangement sheet 2 of 2 (Drawing No. 101-2 Rev. A) received 22 December 2017
 - (xiv) Proposed bat mitigation building site plan (Drawing No. PL23) received 22 December 2017
 - (xv) Proposed bat mitigation building side and rear elevations (Drawing No. PL22) received 22 December 2017
 - (xvi) Proposed bat mitigation building front and side elevations (Drawing No. PL21) received 22 December 2017
 - (xvii) Proposed bat mitigation building section and floor plan (Drawing No. PL20) received 22 December 2017
 - (xviii) Pedestrian circulation (Drawing No. 5324-200-07 Rev. A) received 22 December 2017
 - (xix) Hotel planting plan (Drawing No. 5324-200-04) received 22 December 2017
 - (xx) Hotel landscape sections, planting and materials (Drawing No. 5324-200-05) received 22 December 2017
 - (xxi) Topographic survey sections (Drawing No. 16_219/02) received 22 December 2017
 - (xxii) General Arrangement (Drawing No. 5324-200-02 Rev. C) received 18 April 2018
 - (xxiii) Hotel landscape general arrangement (Drawing No. 5324-200-03) received 22 December 2017
 - (xxiv) Topographic survey (Drawing No. 16_219/01) received 22 December 2017
 - (xxv) Proposed hotel and caravan lots aerial montage (Drawing No. 5324-200-01 Rev. B) received 22 December 2017
 - (xxvi) Existing site survey (Drawing No. 5324-100-09) received 22 December 2017
 - (xxvii) Location plan received 22 December 2017
 - (xxviii) Cadnant Addendum Statement April 2018, 2016.099, received 18 April 2018
 - (xxix) Landscape and Visual Impact Assessment Rev A received 18 April 2018
 - (xxx) EA/5324-200-09 Sections received 18 April 2018
 - (xxxi) EA/5354-200-01 Colour Masterplan no text Rev C received 18 April 2018
 - (xxxii) EA/5354-200-01 Colour Masterplan with text Rev C received 18 April 2018
 - (xxxiii) EA/5324-200-06 Tree Protection and Removal Plan Rev B received 18 April 2018
 - (xxxiv) Landscape and Visual Impact Assessment Rev B received 18 April 2018
 - (xxxv) P17034-009 - Swept Path: Analysis; received 18 April 2018
 - (xxxvi) P17034-010 - Indicative Signage Plan received 18 April 2018
3. The development of the hotel, lodge sites and associated landscaping / planting shall be carried out strictly in accordance with the phasing plan contained in Section 2 of the Cadnant Addendum Statement dated April 2018, unless otherwise agreed in writing by the Local Planning Authority, and development in connection with the specified phases shall not be permitted to commence until all the elements of the preceding phase have been completed.
4. The existing hotel buildings shall be demolished no later than 6 months from the date of this permission.
5. No demolition or site clearance work shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to all of the following details:
 - a) an audit of all existing building materials;

- b) the potential re-use and recycling of those materials for use in connection with any element of the site development;
- c) where relevant, the recipient of remaining building materials.
6. No works of construction shall be permitted to commence on the first phase or any subsequent phase of the hotel approved in relation to Condition 3 until the written approval of the Local Planning Authority has been obtained to the detailed treatment of all external elevations of the buildings which will be left exposed between phases, and to the treatment of the land around the buildings in association with those phases. The development and the associated landscaping treatment shall be carried out strictly in accordance with the approved plans.
7. No development shall be permitted to commence on the external faces of the walls or roofs of any of the hotel buildings until the written approval of the Local Planning Authority has been obtained to the details of :
- a. All the external wall and roof materials and finishes it is proposed to use thereon, including, where relevant, the texture, type and colour of the finish.
- b. The glazing to be used in the hotel, to demonstrate how the transmission and reflection of light is to be limited
- The development shall be carried out strictly in accordance with the details approved under this condition.
8. No phase of development of the hotel building shall be permitted to be brought into use until the written approval of the local planning authority has been obtained to the proposed layout, surfacing, drainage and hard and soft landscaping of the car park and associated overspill parking area.
- The approved details shall be implemented in their entirety prior to the bringing into use of the first phase development of the hotel, and shall be retained at all times thereafter in connection with the hotel use.
9. All planting, seeding or turfing comprised in the approved details of landscaping in the area immediately around the hotel building and car park which is not covered by other conditions of this permission shall be carried out prior to the first bringing into use of the first phase of the hotel redevelopment. Any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.
10. The self - catering accommodation within the hotel building shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The site operator shall keep an up to date register containing details of the names of all of the users of the self -catering accommodation and their main home addresses. The register shall be made available for inspection at all reasonable times on written request from the local planning authority.
11. The use of the hotel function rooms shall be restricted at all times to hotel and lodge park users, and shall not be made available for hiring for functions for weddings, or any events open to non-hotel and lodge park users.
12. There shall be no standalone shop within the development site at any time.
13. No more than 89 holiday lodges shall be located within the application site at any time.
14. No lodges shall be brought onto any parts of the site until the written approval of the local planning authority has been obtained to the range of external colours and finishes for the lodges. The lodges shall conform with the approved ranges at all times.
15. None of the lodges shall be permitted to be occupied until the access tracks serving them have been completed in accordance with the approved plans and such details as may be required by and / or approved under other conditions of this permission.
16. No lodges shall be permitted to be occupied on lot 3 until there has been submitted to and approved in writing by the local planning authority a woodland management plan for the areas of existing woodland within the site, including the ancient woodland between the lodges and the link road to the hotel. The scheme shall include maintenance works required to be carried out on the trees and hedgerows to be retained.
17. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order), no buildings required by the conditions of the site licence shall be erected until the written approval of the Local Planning Authority has been obtained in respect of the siting, design and external appearance.

18. No play equipment shall be provided within any of the recreation areas of the lodge sites until the written approval of the Local Planning Authority has been obtained to the location and detailing thereof. Any provision shall be undertaken strictly in accordance with the details approved under this condition.
19. The lodges shall be occupied as holiday accommodation only and shall not be occupied as a person's sole or main place of residence. The site operator shall keep an up to date register containing details of the names of all of the owners and occupiers of the lodges and their main home addresses. The register shall be made available for inspection at all reasonable times on written request from the local planning authority.
20. Notwithstanding the submitted plans, no external lighting shall be installed anywhere within the hotel site or any of the lodge sites without the formal written approval of the local planning authority to the detailing of the proposed lighting, including emergency/security lighting, how light spill from the hotel windows is to be minimised, and to a management plan for the control of the lighting. The details shall include the design of the lighting and associated columns / means of fixture to buildings, their position, height, the means and intensity of illumination, hooding, the extent of lumination and the anticipated spread of light, and where relevant, the hours of operation and ideas for the use of lower intensity lighting at night. The lighting strategy shall be implemented and managed strictly in accordance with the approved details.
21. The detailed design and construction of the accesses, passing places, retaining structures and associated highway improvements / works shall be submitted to and approved in writing by the Local Planning Authority before the development commences and the works shall be carried out strictly in accordance with the submitted details, and in accordance with such timing as may be agreed with the Authority in relation to the commencement of development on, and bringing into use of, the different elements of the scheme.
22. No demolition works shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a signage scheme to direct vehicles to the access to the north of the site from the A525. The scheme shall also include signage measures to circulate traffic through to the site to the main junction at the north avoiding Maes Y Felin.
23. No construction works or works on the accesses to the hotel or lodge sites shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
 - a) the site compound location
 - b) a 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 erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
 - g) wheel washing facilities;
 - h) measures to control the emission of dust and dirt during construction;
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - j) the hours of site works and deliveries.
 - k) the routing of construction vehicles and proposed directional signage in connection therewith
 - l) the piling methods in the event that this form of foundation construction is proposedThe approved Statement shall be adhered to throughout the construction period.
24. Notwithstanding the submitted details, none of the lodges hereby permitted shall be permitted to be brought into use until the written approval of the Local Planning Authority has been obtained to the precise contents and location of all the proposed directional highway signs in connection with the operation of the site, to include for suitable bilingual content.
25. No works of construction or works on the accesses to the hotel and lodge sites shall be permitted to begin until the written permission of the local planning authority has been obtained to the detailed provision to be made for disabled people to gain access within the hotel and lodge sites. The scheme shall include details of gradients of access ways, surfacing, lighting and signage. The agreed details shall be implemented in conjunction with the respective phases of the development to which they relate.
26. Notwithstanding the submitted plans, the siting of the lodges numbered 9, 11 and 13 on lot 4 shall not be as shown, but shall be in accordance with such alternative detailing as may be

- submitted to and approved in writing by the Local Planning Authority prior to the commencement of any preparatory site works in connection with the laying out of the service road or the lodges on lot 4. The development shall be undertaken strictly in accordance with the details approved under this condition.
27. No development shall be permitted to commence on lot 7 until the written approval of the Local Planning Authority has been obtained to a finalised Tree Protection Plan and Arboricultural Method Statements (AMS) to include specific details for the proposed changes in level, drive construction and foundation construction in that area, along with the generic AMS already provided. The development shall be undertaken strictly in accordance with the details approved under this condition
 28. The development shall be carried out in strict accordance with the recommendations set out in Section 5 of the arboricultural assessment report (Document Reference: 2155110 received 9/1/2018) in respect of the protection of retained trees, and the mitigation planting of replacement trees.
 29. No development shall take place in relation to the hotel site or the laying out of any of the lodge sites until a schedule of landscape maintenance for a minimum period of ten years has been submitted to and approved in writing by the local planning authority.
The programme shall be implemented strictly in accordance with the approved details.
 30. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority unless they are considered to be dead, dying, or dangerous within the meaning of Section 198 (6) (a) of the Town and Country Planning Act 1990). Any retained trees or hedgerow plants which die or are severely damaged or become seriously diseased within 10 years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority, no later than the next planting season.
 31. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority
 32. No further developments / works shall be permitted within lot 3 until the written approval of the Local Planning Authority has been obtained to a woodland management scheme for the ancient woodland area which runs between the site and the highway linking the hotel to the Llanrhaeadr - Prion road. The woodland shall be managed in accordance with the approved details.
 33. Land drainage run-off shall not be permitted to discharge, either directly or indirectly, into the foul water system.
 34. No works of construction shall be commenced until such time as the written approval of the Local Planning Authority has been obtained to the details of a surface water drainage system to serve the different elements of the development, and such scheme shall include an indication of the phasing of the works and an assessment of the potential for disposing of surface water by means of Sustainable Drainage Systems (SuDS). The development shall be undertaken strictly in accordance with the details approved under this condition.
 35. No works of construction or site works on any of the lodge sites shall be permitted to commence until the written approval of the local planning authority has been obtained to a Biosecurity Risk Assessment. The development shall proceed strictly in accordance with those details as approved.
 36. Notwithstanding the detailing of the approved planting scheme, no species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) shall be permitted to be introduced in connection with the development.
 37. No works connected with the implementation of the permission which could result in the damage or destruction of active bird nests, or the killing or injury of birds, shall be permitted to take place during the bird breeding season (March - August, inclusive).
 38. The development shall be carried out in strict accordance with the recommendations set out in Section 7.2 of the ecological report (document ref 2155059, received 9/1/2018) in respect

of bat avoidance, mitigation and compensation measures, including the construction of the dedicated bat roost; and the management of habitats on site shall be carried out in strict accordance with the measures set out in the Ecological Enhancement Management Plan (document ref2155073 received 9/1/2018).

39. The replacement bat roost required to compensate the loss of the current roost site shall not be illuminated by artificial light at any time.
40. On completion of the final phase of the development, a post construction monitoring and surveillance scheme and ecological compliance audit shall be submitted for the consideration of the local planning authority. Any mitigation proposals considered necessary in conjunction with the audit shall be implemented in accordance with a timescale to be agreed in writing with the local planning authority.
41. No development shall be permitted to commence on the lot 7 land until the formal written approval of the Local Planning Authority has been obtained to the following components of a scheme to deal with the risks associated with contamination of the site:
 - i) A preliminary risk assessment which has identified:
 - all previous uses ·
 - potential contaminants associated with those uses ·
 - a conceptual model of the site indicating sources, pathways and receptors ·
 - potentially unacceptable risks arising from contamination at the site.
 - (i) A site investigation scheme, based on
 - (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
 - (iii) The site investigation results and the detailed risk assessment
 - (iv) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - (v) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in
 - (vi) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components shall require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.
42. None of the lodges proposed on lot 7 shall be permitted to be brought into use until the formal written approval of the Local Planning Authority has been obtained to a verification report demonstrating completion of the works set out in the approved remediation strategy. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the local planning authority. Reports on monitoring, maintenance and any contingency action carried out in accordance with a long-term monitoring and maintenance plan shall be submitted to the local planning authority as set out in that plan. On completion of the monitoring programme a final report demonstrating that all long-term site remediation criteria have been met and documenting the decision to cease monitoring shall be submitted to and approved in writing by the local planning authority.
43. If, during works on the lot 7 land, contamination not previously identified is found to be present at the site, then no further works (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the written approval of the Local Planning Authority has been obtained to a remediation strategy detailing how this unsuspected contamination will be dealt with, including the timescale for completing the works. Any approved scheme for decontamination of the site shall be fully implemented and completed in accordance with the agreed timescale.
44. No signage shall be permitted to be erected within or in relation to the site in the locality until the written approval of the Local Planning Authority has been obtained to the details of a Welsh Language Strategy for the signage. The Strategy shall contain details of measures which contribute to the promotion and enhancement of the Welsh language for signage and promotional material associated with the development.
45. No development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a Local Employment Strategy, to include ideas for

employment initiatives and training for local people. The Strategy shall be implemented as approved.

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. To ensure the progressive development of the site and that the hotel is completed in conjunction with the lodge development.
4. To ensure the removal of the derelict hotel buildings in the interests of visual amenity and public safety.
5. In support of sustainability principles.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. In the interests of visual amenity, and to ensure the hotel is served by an adequate parking area.
9. In the interest of visual amenity.
10. To ensure the use of the hotel is for holiday purposes only, and not for permanent residential use.
11. There is inadequate parking within the site to accommodate traffic associated with external functions and events in addition to hotel staff and patrons.
12. In order to support local businesses.
13. The extent of lodge development is considered to represent the maximum acceptable to ensure the delivery of the hotel redevelopment, and in respect of the capacity of the road network.
14. In the interests of visual amenity, to mitigate the landscape and visual impact of the lodges.
15. To ensure the lodges are served by adequate accesses.
16. To protect the ancient woodland, in the interests of visual amenity.
17. In the interests of visual amenity, to mitigate the landscape and visual impact of ancillary development.
18. In the interests of visual amenity, to mitigate the landscape and visual impact of ancillary development.
19. To ensure the use of the lodges is for holiday purposes only, and not for permanent residential use.
20. In the interests of visual amenity and ecological protection.
21. To ensure the formation of safe and satisfactory access to the different parts of the development.
22. In the interest of highway safety.
23. To ensure suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety.
24. In order to assist with the management of traffic to the site, to limit use of the Pentre - Prion road.
25. To ensure appropriate arrangements for access for persons with disability.
26. To ensure the mature trees referenced T11 and T12 are not under threat due to their proximity to the lodges.
27. To ensure the protection of the trees in this area, in the interests of visual amenity.
28. In the interest of visual amenity.
29. In the interest of visual amenity.
30. In the interests of visual amenity.
31. In order to protect existing trees and hedgerows, in the interest of visual amenity.
32. In order to ensure the maintenance and future of the ancient woodland area, in the interests of visual amenity.
33. To prevent hydraulic overloading of the public sewerage system.
34. To prevent flooding by ensuring the satisfactory storage of and disposal of surface water from the site.
35. In order to protect ecological interests.

36. In order to protect ecological interests.
37. In order to protect ecological interests.
38. In order to protect ecological interests.
39. In order to protect ecological interests.
40. In order to protect ecological interests.
41. In order to ensure there is adequate consideration of potential contamination on the site and measures to address it to eliminate any risks to users of the site and the natural environment.
42. In order to ensure there is adequate consideration of potential contamination on the site and measures to address it to eliminate any risks to users of the site and the natural environment.
43. In order to ensure there is adequate consideration of potential contamination on the site and measures to address it to eliminate any risks to users of the site and the natural environment.
44. In the interest of assimilating the development into the locality and to protect the Welsh language.
45. In the interest of developing and enhancing local employment opportunities.

NOTES TO APPLICANT:

ECOLOGY MATTERS

All works which could impact the known bat roosts on site must be conducted under a Natural Resources Wales derogation licence.

In connection with the submitted planting scheme set out in document reference 2155115 received 9/1/2018, as this contains cotoneaster horizontalis, which is listed on Schedule 9 of the Wildlife and Countryside act, 1981, it is not considered an acceptable element of the proposals.

Any external lighting should be sensitively designed to reduce impacts on nocturnal wildlife, following the measures outlined in Section 7.2.4 of the ecological report (document ref 2155059, received 9/1/2018).

Additionally, the approach to external lighting should take account of the proximity to the Clwydian Range and Dee Valley AONB and the likely Dark Skies designation for that protected landscape.

Your attention is drawn to the response of Natural Resources Wales attached to this certificate. It outlines specific matters to be taken into account in relation to Protected Species and disposal of building waste.

In relation to protected species matters, you are advised that if in implementing the permission and recommendations of the Ecological report, any statutory protected species are found within the boundaries of the application site, all works should cease immediately and Natural Resources Wales should be consulted for advice before proceeding further.

DRAINAGE MATTERS

Your attention is drawn to the following advisory notes from Dwr Cymru Welsh Water:

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication ""Sewers for Adoption""- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

The applicant is also advised that some public sewers and lateral drains may not be recorded on DCWW maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist DCWW in dealing with the proposal the applicant should contact Dwr Cymru Welsh Water on 0800 085 3968 to

establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

WATER SUPPLY

Dwr Cymru Welsh Water has no objection to the proposed development.

A water supply can be made available to serve this proposed development. The developer may be required to contribute, under Sections 40 - 41 of the Water Industry Act 1991, towards the provision of new off-site and/or on-site watermains and associated infrastructure. The level of contribution can be calculated upon receipt of detailed site layout plans which should be sent to the address above.

Our response is based on the information provided by your application. Should the proposal alter during the course of the application process we kindly request that we are re-consulted and reserve the right to make new representation.

If you have any queries please contact 0800 917 2652 or via email at developer.services@dwrwymru.com

SIGNAGE

The Council seeks to encourage a bilingual approach to the contents of signage, and would urge the developer to adopt this strategy for the particular highway and other signs in association with the development, for inclusion in the submission for compliance with the relevant conditions of this permission.

HIGHWAY MATTERS

Please be aware that in addition to planning permission the following agreements will need to be secured in order for the highways works related to the scheme to be authorised;

Highways Act 1980 Section 278 Agreement

This agreement relates to works required to existing highways which are proposed to be improved as part of the development.

Highways Act 1980 Consent to Construct a Vehicular Crossing over a Verge.