

Environment Scrutiny Committee

31 March 2004

Report by: Steve Parker - Head of Environmental Services

NEW RHYL CEMETERY PROPOSAL

1. Purpose of Report

The purpose of the report is to seek a resolution from the Scrutiny Committee on the possible development of a new cemetery for Rhyl.

2. Reason for Submission of Report

To advise Members to the costs involved for the proposal to develop a new cemetery for Rhyl and to seek the Scrutiny Committee's views.

3. Detail

3.1 Members should be aware that according to the Local Government Act 1972, and the Local Authorities' Cemeteries Order 1977 as amended by the Local Authorities Cemeteries (Amendment) Order 1986 (under which current burial provision is made) that a Burial Authority has to provide and regulate cemeteries. The Local Government Act 1972, and the Local Authorities' Cemeteries Order 1977 Section 214 (2) states that "*Burial authorities may provide and maintain cemeteries whether in or outside their area*"

3.2 The Council is only obliged to provide and maintain one cemetery to meet its obligations under the above legislation. There is no requirement under the legislation to provide specific cemeteries to serve each individual community; there is ample space in Coed Bell Cemetery, Prestatyn and Rhuddlan Cemetery to serve the needs of the community for foreseeable future even if they also had to cope with the demand from people living within the Rhyl Town Council area. The proposed new sites are both within the boundaries of Rhuddlan Town Council's area and are within 1.5Km of our Rhuddlan Cemetery site.

- 3.3 Following several meetings of the Cemeteries Working Party it was agreed to identify the costs for a new site on 2 locations, both of which are outside the Rhyl town boundary.

The 2 sites are located off Bryn Cwnin Road and both landowners have expressed a will to sell the land for cemetery development (see Appendix 1).

- 3.4 The current cemetery on Dyserth Road has 69 new burial plots available for the interment of 3 people, and this may allow sufficient space in the cemetery for new burial plots for a further 2 years based on the current death rate and trend towards cremation rather than traditional burials. There is other space available for graves for 1 or 2 interments, with further provision possibly being made available from paths, which could be dug up (see Appendix 2).
- 3.5 There are approximately 500 plots within the cemetery for the interment of cremated remains only. This should allow sufficient space for the burial of ashes in Rhyl Cemetery for 25 years.
- 3.6 Investigation trial digs have been undertaken on Site 1, which has been identified as being suitable as a burial site. Trial digs have yet to be undertaken on Site 2 land to identify whether it is suitable.
- 3.7 Following the last meeting of the Cemeteries Working Party on 1 March it was agreed to further these proposals and obtain cost estimates for purchasing and laying out each of the 2 parcels of land as a new cemetery.
- 3.8 Both sites required similar treatments in order to prepare them for use and to make them aesthetically pleasing to bereaved families and visitors, this includes:
- Creating new entrances
 - Building storage areas/toilets etc
 - Provision for car parking
 - Development of new access road and pathways across the site

In addition there will be the cost of purchasing the land, which has been estimated by Denbighshire CC Valuation & Estates Section to be in the region of £20,000.00 to £30,000.00 per acre. Both

sites are approximately 6.5 hectares (16.25 acres), this would put the estimated cost for purchase at £325,000.00 to £487,500. Valuation & Estates Section are currently in the process of contacting the landowners to identify actual cost estimates for the purchase of either of these 2 sites.

These prices exclude the cost for laying out the Memorial Gardens/ Garden of Rest and setting out concrete rafts for memorials in the "lawned cemetery" or above areas.

- 3.9 The cost of laying out the sites has been split into 3 phases; however the initial outlay for Phase 1 on each site is the most expensive phase in both instances. The first phase would include the entrance, car parking, main access road, exit features including toilets, storage and servicing facilities for ground staff. For the Site 1 this has been estimated to be £555,800 with £581,800 estimated for Site 2. The total cost estimates for all works on both sites are £956,900 and £955,600 respectively (see Appendices 3 & 4).

4. Financial Controller statement

There is currently no provision within the Council's agreed 3 year Capital Plan for expenditure on the provision of new Cemeteries. The plan includes a large number of highly desirable schemes for which no funding is available at present and can only be financed from the delivery of capital receipts from the sale of surplus assets.

5. Consultation Carried Out

- 5.1 This report to the Scrutiny Committee is part of the consultation process.
- 5.2 Officers have received written confirmation that agents for both landowners are prepared to negotiate with Denbighshire CC for the sale of their land for a possible cemetery site.
- 5.3 Any site chosen will require formal Planning Permission for change of use from agricultural to cemetery use, which will involve further consultation with the general public and local residents.

6. Implications on Other Policy Areas

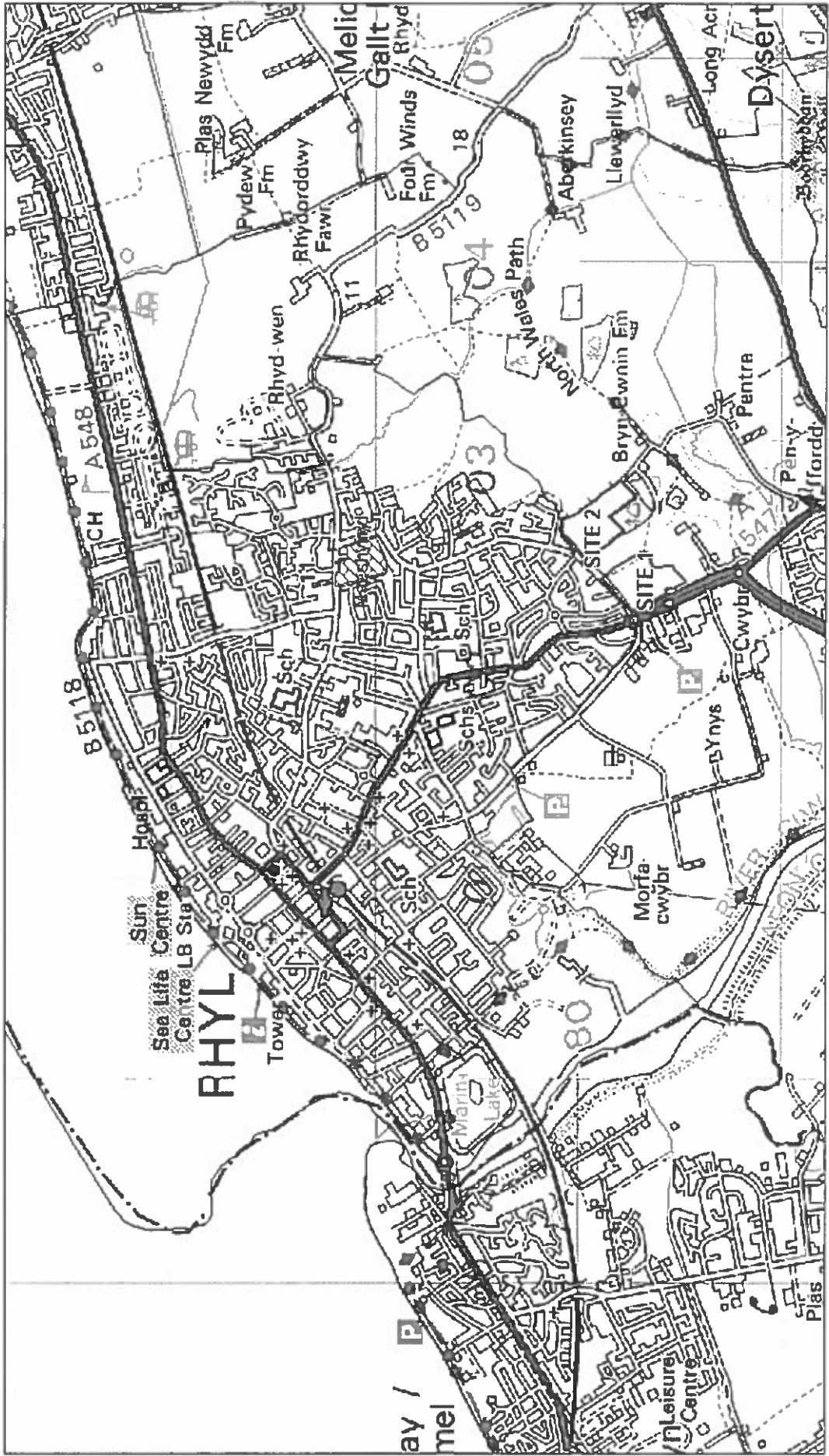
The provision of a new cemetery for Rhyl may set a precedent for the provision of cemeteries elsewhere in Denbighshire with Ruthin especially requiring a replacement site within 5 years.

7. Recommendation

That Members consider and comment on the proposal for a new Rhyl cemetery and advise whether Denbighshire should pursue the purchase and development of either of these locations for this purpose.

(Contact Officer: Steve Parker 01824 712123)

APPENDIX I



APPENDIX 2

Rhyl Cemetery
Space left
As at 2/3/2004

<u>Population of Rhyl</u>	<u>24,889</u>	<u>Graves Spaces for 3</u>	<u>Graves Spaces for 2</u>	<u>Graves Spaces for 1</u>	<u>Number of new grave</u>
18	60				2003- 2/3/2004
8		17			2002/2003
15			19		2001/2002
Between 15/16		10			2000/2001
16				14	1999/2000
Between 16/17		5			1998/1999
17	9				1997/1998
9				54	1996/1997
Total	69	32	87	87	Average

<u>Tarmac Paths</u>	<u>1085 - 1541</u>	<u>58</u>	<u>(Grave 1101 occupied)</u>
Sections 3/4			Grave 1445 occupied)
Section 5/6	2230 - 2686	58	
Centre of Section 7	2955 -3409	30	

<u>Summary for Site 1</u>	
PHASE 1	Cost Estimates
<u>Entrance</u>	
Access road, entrance gates, boundary wall with railings, boundary railings.	£60,400
<u>Car parking</u>	
Spaces for 20 cars (block paved), access road, low level lighting	£73,200
<u>Main access road</u>	
Access road, block paved laybys, block paved footway, low level lighting	£236,500
<u>Memorial Gardens & Garden of Rest</u>	
Block paved footway	£27,600
<u>Exit</u>	
Access road, block paved footway, gates, low level lighting	£46,600
Toilet Block	£59,500
Mess/Storage	£52,000
TOTAL PHASE 1	£555,800
<u>PHASE 2</u>	
<u>Footways</u>	
Tarmac footways	£48,700
Landscaping, trees	£15,000
TOTAL PHASE 2	£53,700
<u>PHASE 3</u>	
<u>Main Access Road</u>	
Access road, block paved laybys, block paved footway, low level lighting	£236,200
Tarmac footways	£48,700
Landscaping, trees	£12,000
<u>Culvert</u>	
Culverting of ditch	£1,500
<u>Boundary Fencing</u>	
Railings	£39,000
TOTAL PHASE 3	£337,400
GRAND TOTAL	£956,900

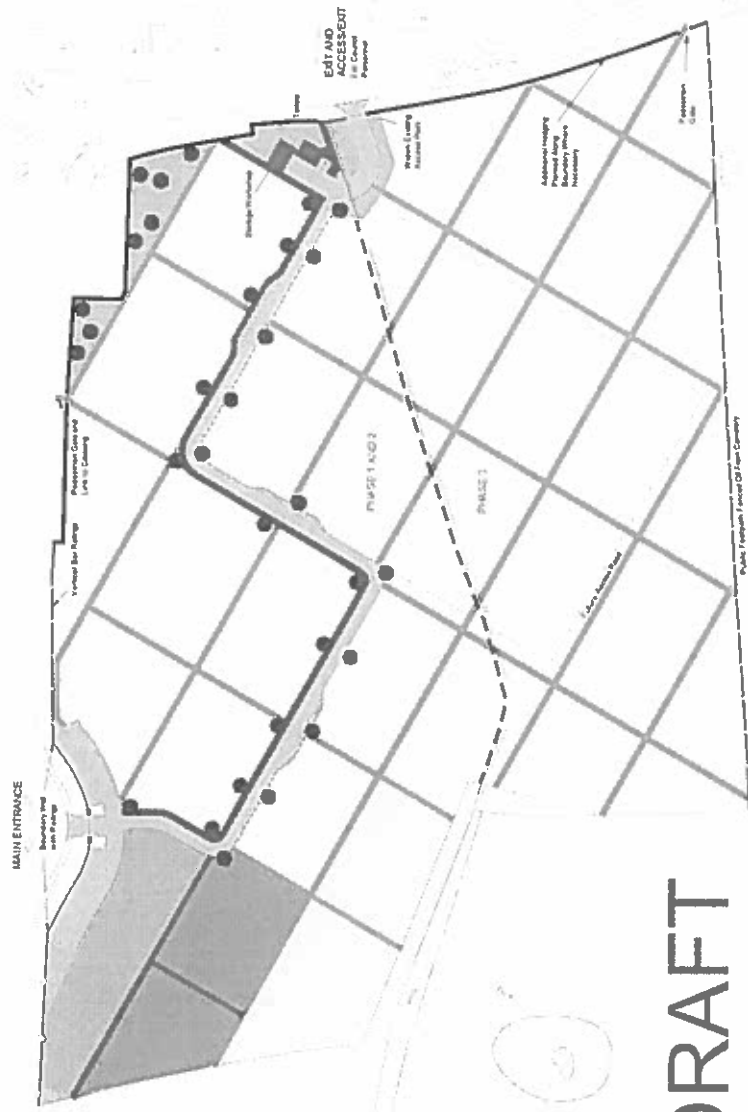
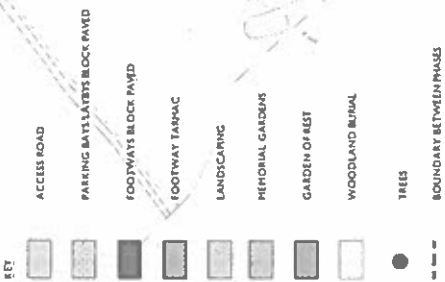
NB

**PLEASE NOTE THAT THESE ESTIMATES ARE BASIC CONSTRUCTION COSTS
AND DO NOT INCLUDE FOR ANY DESIGN FEES OR LAND COSTS.**

**ESTIMATED COSTS ARE FOR CONSTRUCTION AT CURRENT PRICES. THESE
WILL INCREASE OVER TIME.**

**Estimates have been evaluated without detailed information (ie ground
investigation and provisional sums for certain items)**

- PHASE 1**
- ENTRANCE**
- Access Road, Entrance Gates, Boundary Wall and Railings, Railings Along Through
- CAR PARKING**
- Seaxes For a Minimum of 20 Cars (Block Paved)
- ONE WAY ACCESS ROADS**
- 5m Wide Adjacent to Parking Bays
 - 2.5m Wide Parking Lanes on Through Route (Block Paved)
 - 2m Wide Footway Adjacent to Through Route (Block Paved)
- MEMORIAL GARDENS**
- 2m Wide Terrace Footway
- GARDEN OF REST**
- 2m Wide Terrace Footway
- EXIT**
- Provision of Toilet Block and Connection to Services
 - Provision of Storage/Workshop Building for Council
 - Footway, including Connection of Services to Building
 - Gate
 - 2 Way Access Road, 7m Wide, (Possible Up Grade of Stream Crossing)
 - Widening of Existing Field Access
- PHASE 2**
- FOOTWAYS**
- 2m Wide Footways to Form Remaining Grid Pattern (Up to Boundary between Fields)
- LANDSCAPING**
- Trees on Main Through Route
 - General Landscaping
- PHASE 3**
- ACCESS ROAD**
- 4.5m Wide Access Road to East Field
 - 2m Wide Footways to East Field
 - 2m Wide Footways to West Field
 - Clearing of Ditch Between Fields



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<u>Summary for Site 2</u>	
PHASE 1	Cost Estimates
Entrance	
Access road, entrance gates, boundary wall with railings, low level lighting.	£47,400
Toilet Block	£60,500
Mess/Storage	£54,000
Car parking	
Spaces for 20 cars (block paved), access road, low level lighting	£45,900
Main access road	
Access road, block paved lay-bys, block paved footway, low level lighting	£292,500
Memorial Gardens & Garden of Rest	
Block paved footway	£35,600
Exit	
Access road, block paved footway, gates, low level lighting	£45,900
TOTAL PHASE 1	£581,800
PHASE 2	
Footways	
Tarmac footways	£59,500
Fencing off pond	£1,500
Landscaping, trees	£15,000
TOTAL PHASE 2	£66,000
PHASE 3	
Main Access Road	
Access road, block paved laybys, block paved footway, low level lighting	£241,400
Tarmac footways	£44,400
Landscaping, trees	£12,000
TOTAL PHASE 3	£297,800
GRAND TOTAL	£955,600

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COSTS ARE FOR CONSTRUCTION AT CURRENT PRICES. THESE WILL INCREASE OVER TIME

Estimates have been evaluated without detailed information (ie ground investigation and provisional sums for certain items)

OPTION 1

Purchase of additional land from west field in order to change access from Bryn Cwnin Road into Main Entrance and Exit. Main Entrance shown via Gypsy Lane would then become entrance / exit for use by Council personnel and their vehicles only.

Additional Cost to Phase 1 and overall costs	£10,000
<u>GRAND TOTAL</u>	£945,600

OPTION 2

Purchase of additional land from properties adjacent of Gypsy Lane in order to make Gypsy Lane into Main Entrance and Exit. Exit shown into Bryn Cwnin Road would then become entrance / exit for use by Council personnel and their vehicles only.

Additional Cost to Phase 1 and overall costs	£12,700
<u>GRAND TOTAL</u>	£948,300

OPTION 3

If DCC Development Control do not permit the use of Gypsy Lane as an entrance or exit, optional exit via Gypsy Lane and Pentre Lane to Rhuddlan. Access road extended to Gypsy Lane and existing track upgraded from new exit to Bryn Cwnin Farm. (Exit route will be along narrow single track road with no passing places for approximately 1 mile.

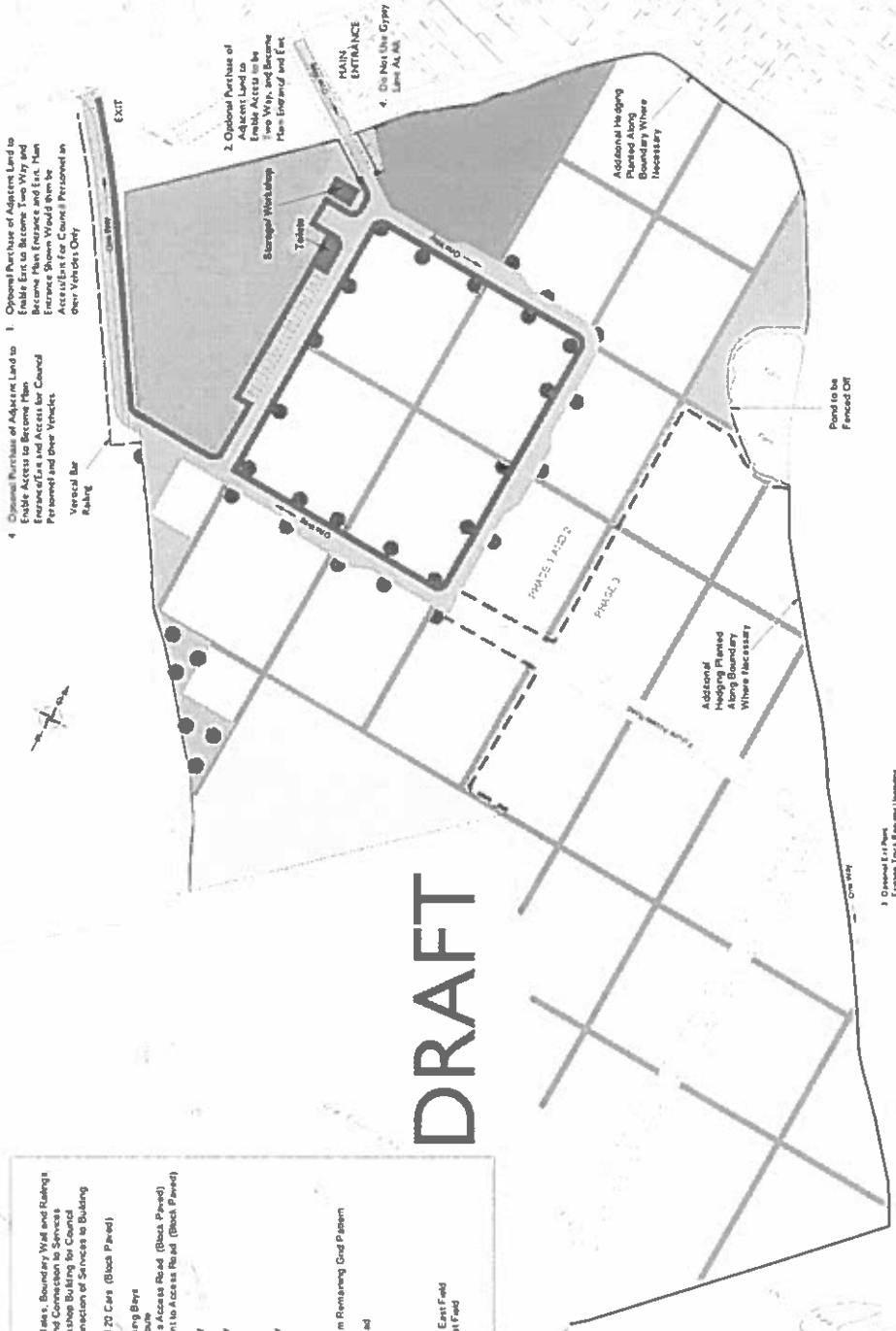
Additional cost to Phase 1	£138,500
Reduction in costs to Phase 3	-£98,300
Nett Change to overall costs	£40,200
<u>GRAND TOTAL</u>	£975,800

OPTION 4

If DCC Development Control totally refuse the use of Gypsy Lane as either an access or exit, purchase of additional land from west field in order to make access from Bryn Cwnin Road into Main Entrance and Exit and for use by Council personnel and their vehicles.

Reduction in costs to Phase 1 and overall costs	-£37,400
<u>GRAND TOTAL</u>	£898,200

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4. Optional Purchase of Adjacent Land to Be Used for a Covered Veranda Bar
Entrance Shown Would Give Access for Council Personnel on their Vehicles Only

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Entrance Shown Would Give Access for Council Personnel on their Vehicles Only

4. Do Not Use Cypri Lime ALM

Additional Hedging Planted Along Boundary Where Necessary

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Pond to be Fenced Off

3. Detailed ERF Plan
Existing Trees to be Retained
New Trees to be Planted
Trees to be Planted in the

PHASE 1

ENTRANCE

- Access Road, Entrance Gates, Boundary Wall and Railing
- Provision of Staff and Council Personnel to be Retained
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CAR PARKING

- Spaces for a Minimum of 20 Cars (Block Paved)
- 5m Wide Access Road
- 2m Wide Footway
- 2m Wide Tarmac Footway
- 2m Wide Tarmac Footway

ONE WAY ACCESS ROADS

- 5m Wide Access Road
- 2m Wide Footway
- 2m Wide Tarmac Footway

MEMORIAL GARDENS

- 2m Wide Access Road
- 2m Wide Footway
- 2m Wide Tarmac Footway

GARDEN OF REST

- 2m Wide Access Road
- 2m Wide Footway
- 2m Wide Tarmac Footway

EXIT

- 2m Wide Access Road
- 2m Wide Footway
- 2m Wide Tarmac Footway

PHASE 2

FOOTWAYS

- 2m Wide Footways to Form Remaining Grid Pattern

LANDSCAPING

- Trees on Main Access Road
- General Landscaping

PHASE 3

ACCESS ROAD

- 5m Wide Access Road to East Field
- 2m Wide Footways to East Field

KEY

- ACCESS ROAD
- PARKING BAYS/BLOCKS BLOCK PAVED
- FOOTWAYS BLOCK PAVED
- FOOTWAY TARMAC
- LANDSCAPING
- MEMORIAL GARDENS
- GARDEN OF REST
- WOODLAND BURIAL
- TREES
- BOUNDARY BETWEEN PHASES