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45/2018/0341

Scale: 1:1250

Printed on: 30/10/2018 at 12:07 PM

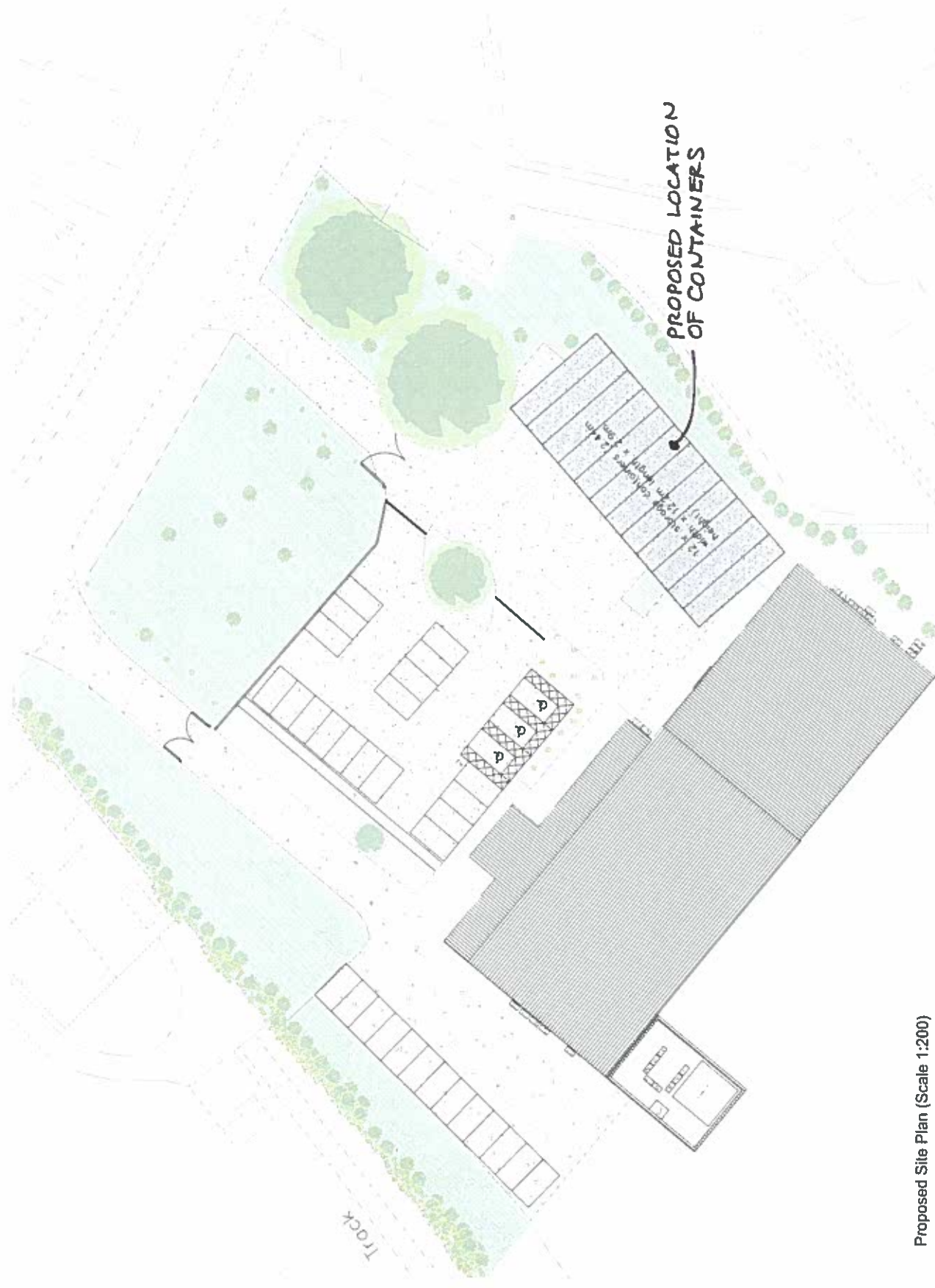


# PROPOSED SITE PLAN

SK01A

1. This site plan is prepared in accordance with the provisions of the Planning Act, 1967 and the Planning Regulations, 1975.  
 2. The site plan is prepared on the basis of the information provided by the client and the site survey.  
 3. The site plan is prepared on the basis of the information provided by the client and the site survey.  
 4. The site plan is prepared on the basis of the information provided by the client and the site survey.  
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 9. The site plan is prepared on the basis of the information provided by the client and the site survey.  
 10. The site plan is prepared on the basis of the information provided by the client and the site survey.

Project No.	SK01B
Client	J P ARCHITECTS
Site Name	
Scale	1:200
Date	
Prepared By	
Checked By	
Approved By	
Project Manager	
Architect	
Address	
Contact No.	
E-mail	



Proposed Site Plan (Scale 1:200)

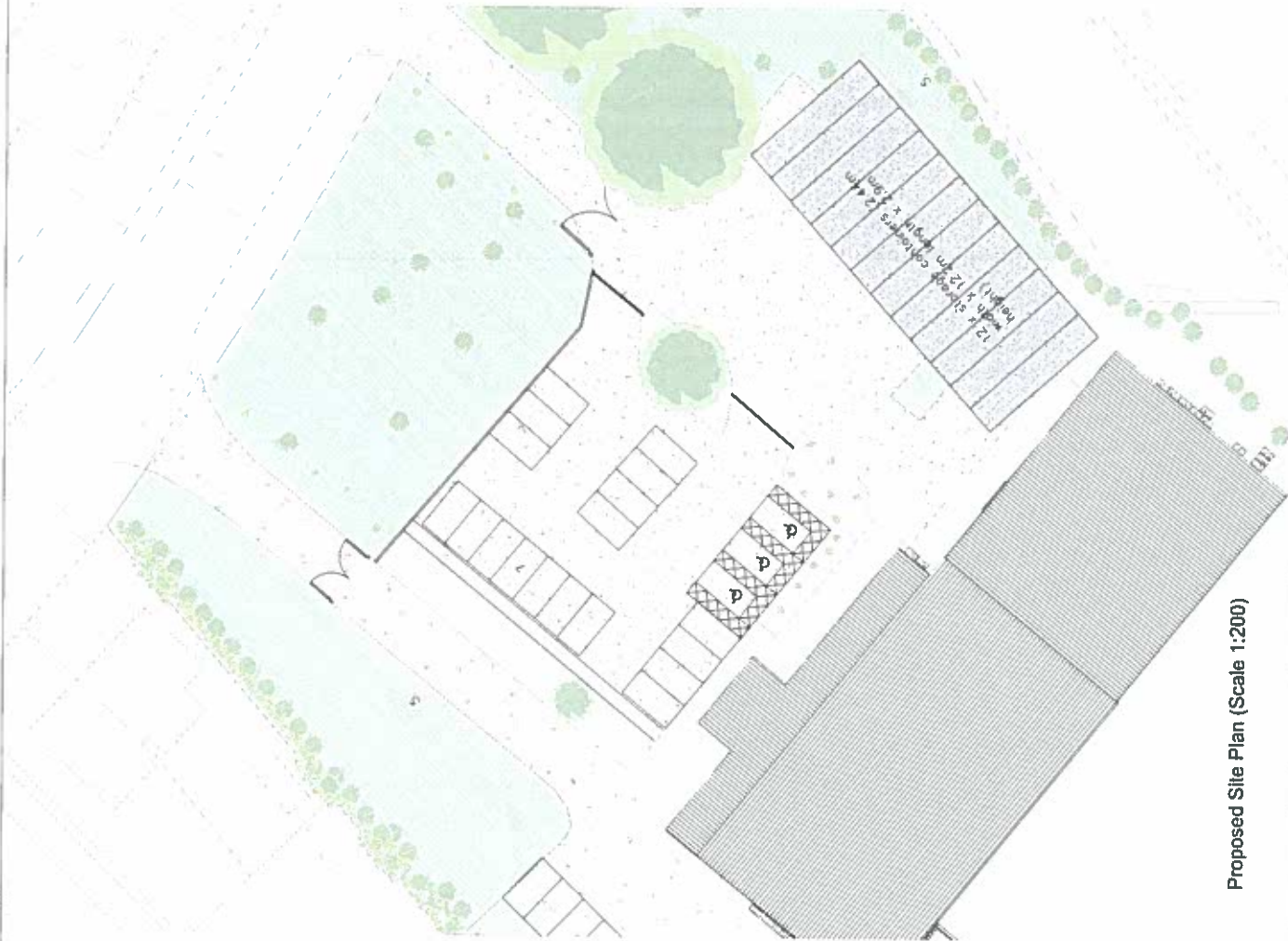


# DETAILS OF CONTAINERS

P01 REV B

Architectural details of containers, showing structural elements and materials. The drawing includes a title block with project information and a revision table.

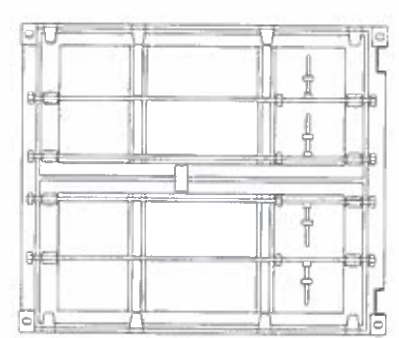
Project No.	10000000000000000000
Client	ABC Company
Architect	JKL Architects
Scale	1:100
Date	10/10/2020
Revision	01



Proposed Site Plan (Scale 1:200)



Proposed Front Elevation (Scale 1:100)



Proposed Single Unit Front Elevation (Scale 1:20)



Proposed Side Elevation (Scale 1:100)

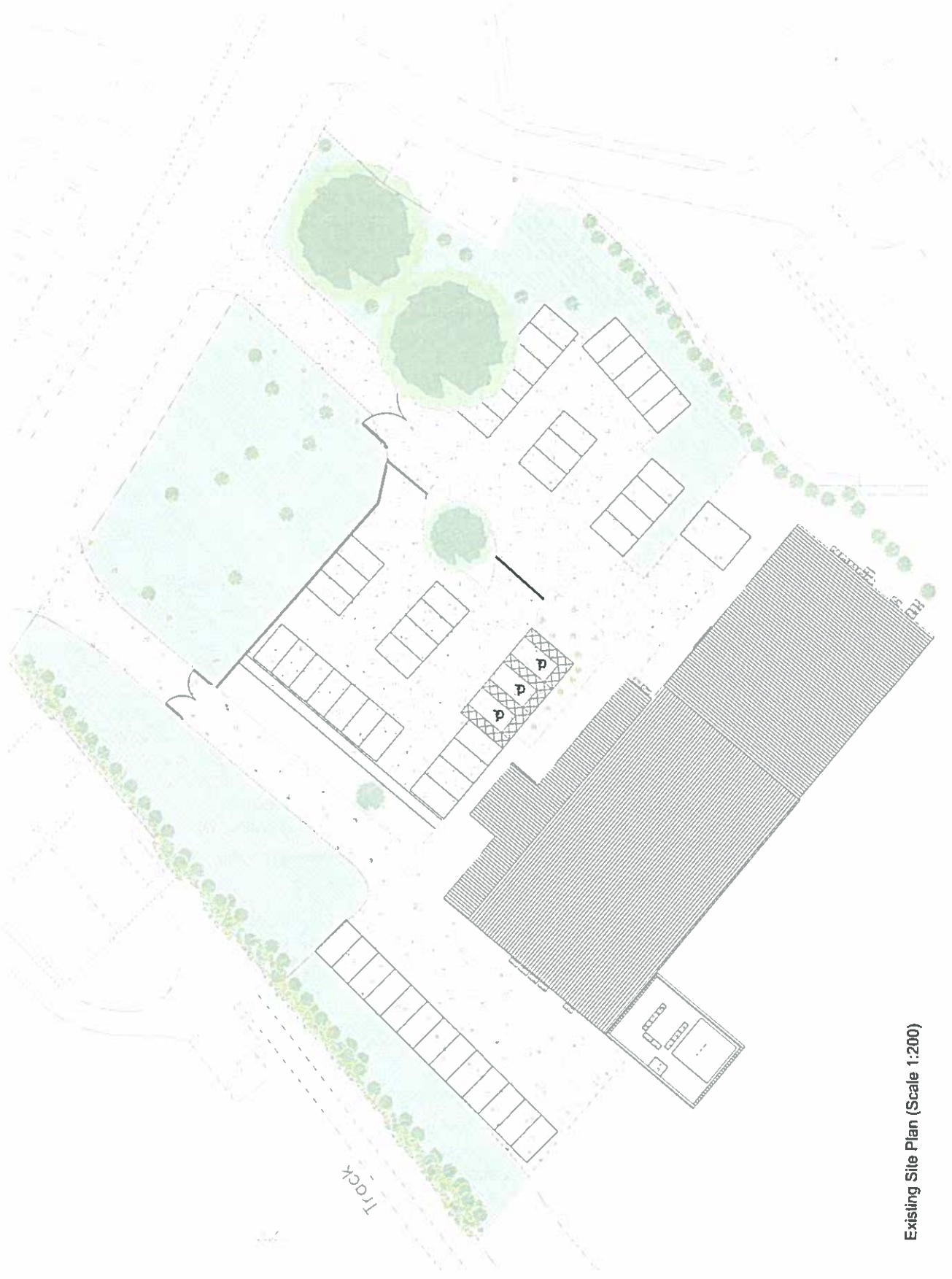


# EXISTING SITE PLAN

SK01

THIS PLAN IS THE PROPERTY OF J.P. ARCHITECTS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF J.P. ARCHITECTS. THE CLIENT'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ARCHITECTS ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

PROJECT NO.	SK01
DATE	11/15/2024
SCALE	1:200
DRAWN BY	J.P. ARCHITECTS
CHECKED BY	J.P. ARCHITECTS
DATE	11/15/2024
PROJECT NAME	EXISTING SITE PLAN
CLIENT	J.P. ARCHITECTS
ADDRESS	1234 MAIN ST, SUITE 500, DALLAS, TX 75201
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Existing Site Plan (Scale 1:200)





**WARD :** Rhyl South

**WARD MEMBERS:** Cllr Ellie Chard (c)  
Cllr Jeanette Chamberlain-Jones

**APPLICATION NO:** 45/2018/0341/ PF

**PROPOSAL:** Siting of storage containers

**LOCATION:** Derwen House Ffordd Derwen Rhyl LL18 2LS

**APPLICANT:** Mr Sparks

**CONSTRAINTS:** C1 Flood Zone  
Tree Preservation Order

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

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

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

**CONSULTATION RESPONSES:**

**RHYL TOWN COUNCIL**

“Objection. The Town Council considers that the proposed development will result in

- Over intensification of the site
- Loss of car parking spaces for the business resulting in on street parking in adjoining roads
- Represent a negative visual impact for residents of Ffordd Derwen in the vicinity of the site
- Concerns over additional large vehicles entering and leaving the site and impact on highway safety

In the event that the Local Planning Authority grant permission for the development a condition is requested to limit the hours of operation to protect the residential amenities of neighbouring properties on Ffordd Derwen”.

**NATURAL RESOURCES WALES**

No objection.

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Highways Officer

No objection.

**RESPONSE TO PUBLICITY: None.**

**EXPIRY DATE OF APPLICATION: 09/10/2018**

**EXTENSION OF TIME AGREED? 16/11/2018**

**REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant
- awaiting consideration by Committee

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 The application proposes the use of part of the car park at Derwen House off Ffordd Derwen in Rhyl for the siting of storage containers in connection with the use of adjoining buildings.
- 1.1.2 The containers would be used by the business which is operating out of the office space within Derwen House.
- 1.1.3 Twelve storage containers are proposed to be sited on the existing hardstanding on the north eastern section of the carpark (in front of Derwen House). The containers would be sited in a row, and each would measure 2.4 metres in width by 12.2 metres in length, with an overall height of 2.9 metres.
- 1.1.4 The applicants occupy the office accommodation within Derwen House in connection with a Leisure/Arcade business. The Agent has advised that the containers are proposed to be used to store 'arcade consumables' such as prizes for gaming activities i.e. bingo prizes, soft toys etc.
- 1.1.5 The location of the containers relative to the buildings and parking areas can be appreciated from the plan at the front of the report.

#### 1.2 Description of site and surroundings

- 1.2.1 The site is located to the front of the former Vanguard/Sanlam offices on Ffordd Derwen, Rhyl now known as Derwen House.
- 1.2.2 The site is served by two existing access points directly off Ffordd Derwen. There is parking within the site for 21 vehicles in the main carpark with an additional 18 spaces on the area proposed to be used for containers.
- 1.2.3 The wider site has historically been used as a cash and carry and more recently for offices and small scale industry. It is understood to have been originally a creamery. There is a storage business 'Me and Him Storage' operating to the rear of the application site.
- 1.2.4 The site has mature trees to the north western and south western boundaries which are protected by a TPO.
- 1.2.5 Opposite the site there is a row of dwellings which front the highway Ffordd Derwen. Behind these dwellings the area is predominantly residential.

#### 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Rhyl, as defined by the Local Development Plan.
- 1.3.2 It is an allocated employment site.
- 1.3.3 The site is located within the C2 floodzone defined by the development advice maps of TAN 15.

#### 1.4 Relevant planning history

- 1.4.1 There is no recent planning history on the site. 'Me and Him Storage' was granted planning permission to operate on the adjacent site by Planning Committee in March 2012.

#### 1.5 Developments/changes since the original submission

1.5.1 Clarification over the impact of the proposals on parking arrangements has been sought from the Agent since the application was submitted.

1.6 Other relevant background information

1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

2.1 No recent history on this part of the site.

**3. RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

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

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

**Policy PSE2** – Land for employment uses

**Policy VOE5** – Conservation of natural resources

**Policy ASA3** – Parking standards

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 9) November 2016

Development Control Manual November 2016

Technical Advice Note 15 Development and Flood Risk

3.3 Other material considerations

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4).

Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

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

4.1.1 Principle

4.1.2 Visual amenity

4.1.3 Residential amenity

4.1.4 Drainage (including flooding)

4.1.5 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

The application involves development on an allocated employment site within the development boundary of Rhyl as identified in the adopted Local Development Plan.

The policy in the Local Development Plan which is relevant to the principle of employment development is Policy PSE 2. This policy relates to employment sites on

the LDP proposal maps and supports employment development in use classes B1 offices, B2 industrial uses and B8 storage. The policy reflects one of the LDP's key objectives to provide employment opportunities within the County.

The principle of development in support / expansion of employment uses is in accord with the LDP and the approach to development in Planning Policy Wales, supporting sustainable economic development.

It is relevant to record that the building is used for office accommodation by the Applicants (this is not part of the application as it would not require planning permission). The B8 storage use is required to complement the business. The Agents state that using containers on the adjacent storage site would not be feasible and Officers have no evidence to counter this claim.

The principle of the use is considered acceptable, hence the planning issues to address in this instance are considered to be the localised impacts of the use of land for the siting of the storage containers, and are reviewed in the following sections of the report.

#### 4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

Concerns have been raised by the Town Council over the visual impact of the development.

The storage containers are proposed to be sited to the front of the office building on an existing hardstanding. They would be sited in a row and would be coloured green.

In noting the comments of the Town Council, the area proposed for the containers is well screened from public view points by existing mature trees (some of which are covered by a TPO). There is no intention to remove landscaping or open up the site to wider view. Having regard to the location of the development, existing boundary treatments and the scale of the proposed containers and distance to the dwellings (some 80 metres on the opposite side of Ffordd Derwen), it is considered that the proposals will have a limited impact on the surrounding landscape and townscape.

#### 4.2.3 Residential amenity

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

The Town Council have suggested a condition should be imposed if a permission is granted to limit the hours of operation to protect the residential amenities of neighbouring properties on Ffordd Derwen.

The site has an extant permission for light industrial and office use. The closest residential property is approximately 80m away from the proposed storage area. The

hours of operation have been specified and are day time only and in connection with the office use.

Given the nature of the existing use, the employment allocation and the scale of the proposal it is not considered that the siting of the storage containers raises significant policy issues in relation to residential amenity. With respect to the Town Council's comments, it is not considered necessary to impose restrictions on the hours of use of the containers.

#### 4.2.4 Drainage (including flooding)

The site lies entirely within Zone C1 as defined by Welsh Government's Development Advice Map (DAM) as referred to under TAN15: Development & Flood Risk. C1 zones are areas of the floodplain which are developed and served by significant infrastructure, including flood defences. In C1 zones development can take place subject to application of justification test, including acceptability of consequences.

Owing to the location of the site within a C1 zone a Flood Consequences Assessment (FCA) was submitted in support of the application. NRW were consulted on the application and reviewed the FCA. Based on the nature of the use it is considered acceptable. Therefore there are not considered to be any flood risk grounds to resist the proposal.

#### 4.2.5 Highways (including access and parking)

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

Concerns have been raised by the Town Council over the access arrangements. Highways Officers have reviewed the scheme, and given the history, potential uses and scale of the proposed use have raised no objection to the scheme.

The proposed development would utilise an existing access off Ffordd Derwen. The access to the site is approximately 180 metres from the A525. The stretch of road between the site access and the A525 is subject to traffic calming measures. The plans show two access points off Ffordd Derwen to the site. Parking is proposed for 21 cars to the front of the offices.

It is considered that the layout as proposed provides adequate provision within the site for parking and servicing. It is also considered that the levels of traffic generated by the proposal would not have an unacceptable impact in relation to the capacity of the surrounding road network. Highways Officers have not objected to the proposal, therefore Officers would consider the proposal would not give rise to unacceptable adverse impacts on highway safety.

#### Other matters

##### Well – being of Future Generations (Wales) Act 2015

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

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It

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

## 5. SUMMARY AND CONCLUSIONS:

5.1 Whilst noting the concerns of the Town Council, it is the opinion of Officers that given the employment designation and the existing uses on the site, that the proposal will not have an unacceptable impact in relation to residential amenity, highways safety and other relevant policy tests. It is therefore recommended that permission be granted.

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

1. The development to which this permission relates shall be begun no later than 14th November 2023
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
  - (i) Existing Site Plan (Drawing No. P01) - Received 9 August 2018
  - (ii) Proposed Site Plan (Drawing No. SK01) - Received 9 August 2018
  - (iii) Proposed Site Plan (Drawing No. P01) - Received 9 August 2018
  - (iv) Location Plan (Drawing No. PXREF) - Received 8 April 2018
  - (v) Tree Condition Survey (Drawing No. 042018/TCS/PHH) - Received 8 April 2018
  - (vi) Tree Survey Plan - Received 8 April 2018
  - (vii) Flood Consequences Assessment - Received 15 August 2018
  - (viii) Flood Risk Activity Permit (Number FRA/AB/YEAR/0057) - Received 7 August 2018
3. The facilities for the parking and turning of vehicles within the site shall be completed in accordance with the approved plan before the development / use to which they relate is first brought into use, and shall be retained as approved at all times thereafter.
4. None of the trees or hedgerows shown on the approved plans shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any retained trees or hedgerow plants which die or are severely damaged or become seriously diseased within five 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.
5. Should the use of the site by the Applicants (HBL Leisure) cease for a period in excess of six months, the storage containers and all equipment/development associated with them shall be removed from the land within six months of the cessation of the use, and the land shall be restored to a parking area, unless the written approval of the Local Planning Authority has been obtained to an alternative detail.

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 development is served by a safe and satisfactory access and parking/turning facilities, and in the interests of the free and safe movement of traffic on the adjacent highway.
4. In the interests of visual and residential amenity.
5. In the interest of visual amenity.