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45/2018/0822

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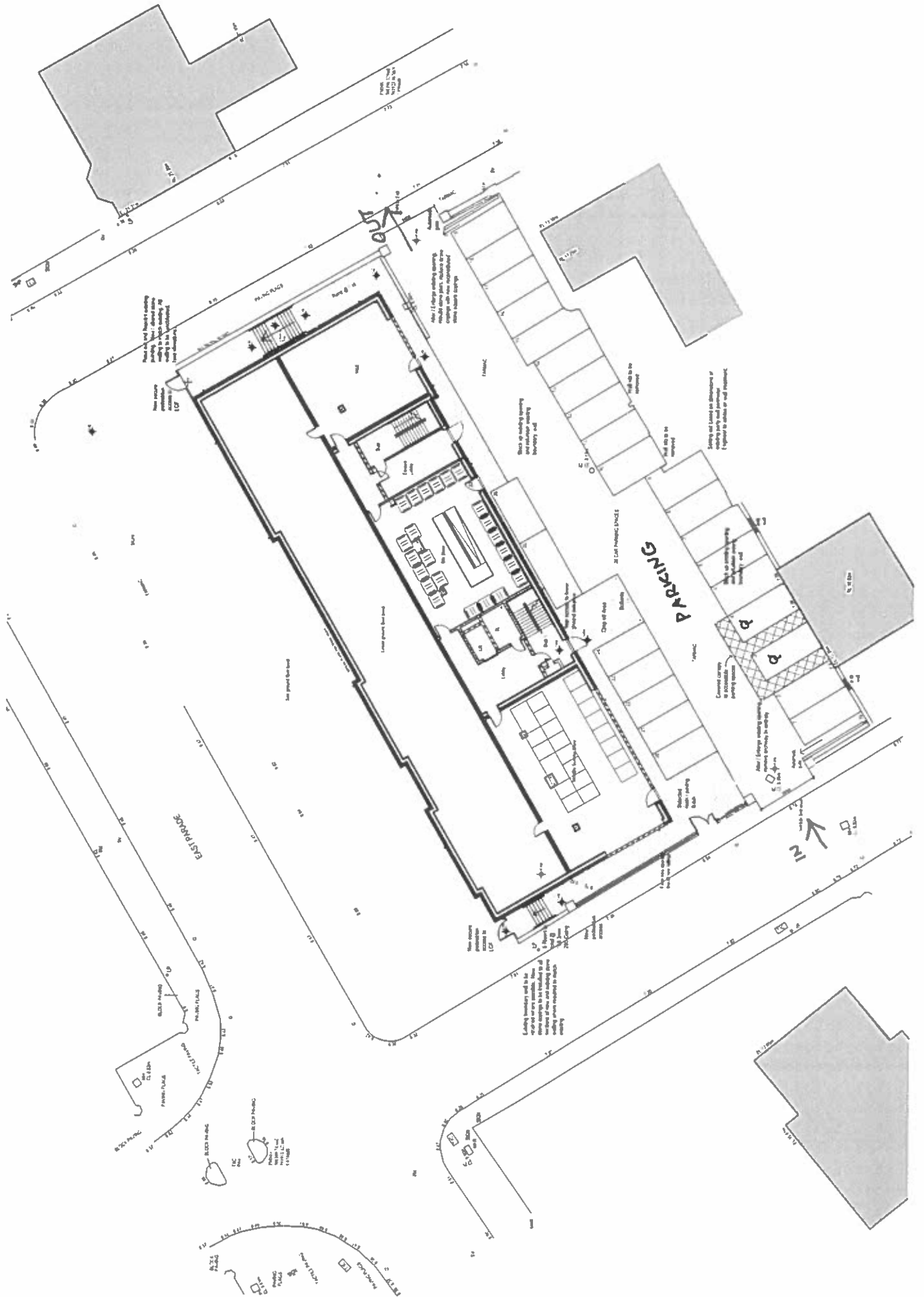
# GROUND FLOOR LEVEL

## EAST PARADE ACCESS/PARKING





# SITE PLAN/ LOWER GROUND FLOOR LEVEL







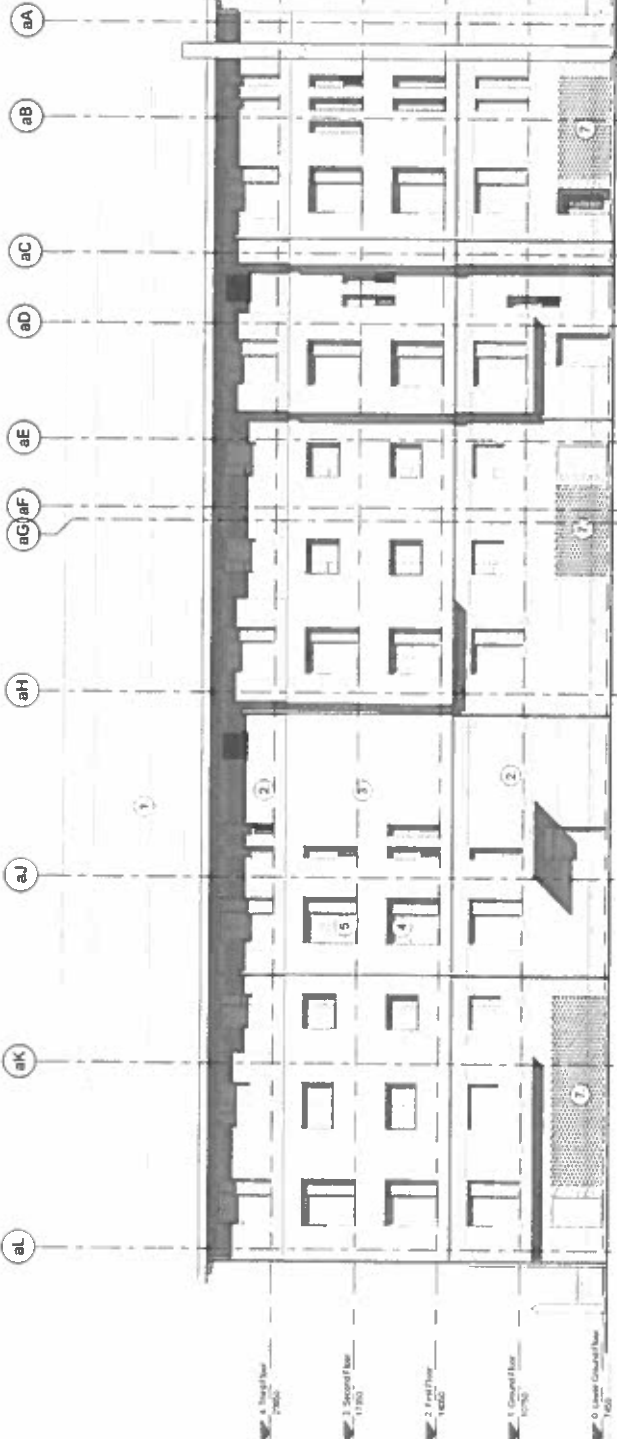




# PROPOSED ELEVATIONS

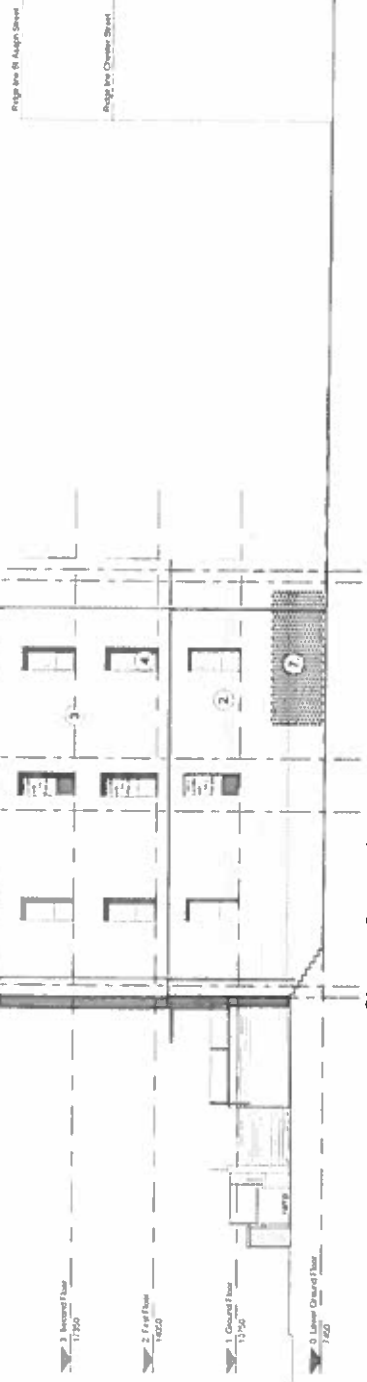
PROJ: BR 021

The architect warrants that the drawings are a true and accurate representation of the design and construction of the building as shown. The architect does not warrant that the drawings are a true and accurate representation of the design and construction of the building as shown. The architect does not warrant that the drawings are a true and accurate representation of the design and construction of the building as shown.



1 Rear Elevation (SE)  
1 1/100

- Notes:
1. Top Floor (2000)
  2. Second Floor (1750)
  3. First Floor (1600)
  4. Ground Floor (1000)
  5. Lower Ground Floor (750)



2 Chester Street Elevation (SW)  
2 1/100

PROJECT NO.	BR 021	REV.	D
CLIENT	Widley and West	PROJECT NAME	41-42 East Parade
ARCHITECT	J.P. Architects	LOCATION	South Elevation
DATE	12/15/17	SCALE	AS SHOWN
DRAWN BY	J.P.	PROJECT NO.	BR 021
CHECKED BY	J.P.	DATE	12/15/17

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**WARD :** Rhyl East

**WARD MEMBER(S):** Cllr Tony Thomas (c)  
Cllr Barry Mellor

**APPLICATION NO:** 45/2018/0822/ PF

**PROPOSAL:** Construction of 41 housing association apartments for local residents over 55 years of age together with new and altered vehicular and pedestrian accesses, associated parking provision, and related works

**LOCATION:** 41-42 East Parade Rhyl LL18 3AW

**APPLICANT:** Wales & West Housing Association

**CONSTRAINTS:** Listed Building Article 4 Direction

**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

**CONSULTATION RESPONSES:**

RHYL TOWN COUNCIL  
"No objection"

NATURAL RESOURCES WALES  
No objection

DWR CYMRU / WELSH WATER  
No objection

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
Highways Officer  
Formal response awaited

Pollution Control Officer  
No objection

Flood Risk Manager  
No objection

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

Pauline Wadcock, 23 Maes Hedydd, Rhyl

John Hickerton, 83 Russell Road, Rhyl

Mr & Mrs J Massey, 3 Chester Street, Rhyl David Roberts, 13 Chester Street, Rhyl

Summary of planning based representations in objection:

Design: Queries how appropriate the design is in the area; the building is not very appealing and has no character

Highway safety / parking

Not enough parking space; questions the access/egress arrangements proposed; Concerns about the likely increase in traffic and deterioration in highway safety that will be caused by the additional 41 (minimum) residents and their visitors as Russell Road, Chester Street and St Asaph Street already suffer from congestion / likely increase in traffic will add to concerns/ concerns over highway safety including for pedestrians / emergency access required; streets already used for overspill parking for nearby home, offices and businesses/ all limits amount of spaces for residents and their visitors / limited provision for parking and visitor parking within the site / no guarantee that car parking spaces will be available for residents or visitors in the longer term.

Drainage

Want assurances that there will be no impact to the current residents with regard to both sewage and water supply services.

Ground stability

No assessment of risk to nearby property from works involved in ground retaining structures

Other matters

Concerns over statements within the submission relating to the proposed accommodation being for over 55's being too vague, with no certainty.

Would like restrictions placing on the construction works to protect amenities of local residents during construction.

**EXPIRY DATE OF APPLICATION: 15/11/2018 (Extension of time agreed)**

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

1.1 Summary of proposals

1.1.1 This is a full planning application proposing the construction of 41 housing association apartments for local residents over 55 years of age, together with new and altered vehicular and pedestrian accesses, associated parking provision, and related works.

1.1.2 The site has been cleared of all previous development and has been vacant since demolition works in 2016. The main elements of the proposal are:

- The erection of a single 4 storey block of 41 apartments with storage areas and servicing at lower ground floor level with entrance and lift.
- The building would be set back from Marine Drive by approximately 10m and comprise a rectangular building with a footprint measuring approximately 49m wide by 17m deep.
- The roof of the apartment block would be hipped with an eaves height of approximately 16m and a ridge height of approximately 21m.
- The building would be constructed using bricks and coloured fibre cement board with dark grey aluminium windows and would have a natural slate roof.
- The 41 apartments would provide a mix of 34no. 1 bed units and 7 no. 2 bed units located over 4 floors of accommodation for local residents of over 55 years of age. The units have been designed to meet Welsh Government Design Quality Requirements (DQR).
- Each floor can be accessed by stairs or lift with a large lobby and seating area at ground floor level.
- A vehicular access off Marine Drive is proposed with parking provision for 6 cars to the front of the building.

- A ramped access is proposed to the front of the building leading to the main ground floor entrance lobby, with landscaped areas proposed around the ramp and front entrance.
- A vehicular access is also proposed off Chester Street with egress of St Asaph Street.
- Provision of a parking area to the rear of with 26 car parking spaces, including 2 for disabled persons.
- Storage for bikes and mobility scooters along with bin and general storage areas are proposed at lower ground floor level.
- Making good of boundary walls and garden areas, with additional hard and soft landscaping.

The main plans and illustrations are attached at the front of the report and included below is an illustration of the elevation when viewed from East Parade, taken from the Design and Access Statement:-



## 1.2 Description of site and surroundings

1.2.1 The site is now vacant and overgrown with vegetation. The Grange Hotel used to occupy the site until demolition works were completed in 2016.

1.2.2 The site is located on the south side of East Parade, one of the main east-west seafront roads in Rhyl. It lies to the west of the Pavilion Theatre, immediately opposite one of main car parks serving that facility. It is bound on the east side by St Asaph Street, and by Chester Street on the west side.

1.2.3 Historically, vehicular access into the site has been possible from entrances off East Parade, Chester Street and St Asaph Street, with other pedestrian entrances on these roads.

1.2.4 There are parking restrictions along East Parade on both sides of the road, with 'Pay & Display' in operation along the northern side of East Parade. On street parking is available on both sides of Chester Street and St Asaph Street with restrictions only in place in close proximity to the junctions with East Parade and Russell Road.

1.2.5 Ground levels fall down from the East Parade direction towards the properties fronting Chester Street and St Asaph Street.

- 1.2.6 The predominant land use in the locality is residential, but there are a range of other uses in the area such as hotels, residential/nursing homes, the Pavilion Theatre and '1891' bar/restaurant along with the newly constructed Marston's public House and Travelodge adjacent to the Pavilion Theatre. The Royal Alexandra hospital is also located approximately 300m further east along East Parade.
- 1.2.7 Building styles in the locality vary considerably. There are 4.5 storey units immediately to the east at No's 43-50 East Parade; a 3 storey unit immediately to the west (Bradshaw Manor), 4 storey flats at Glendower Court; and mainly traditional 2 storey houses adjoining the southern boundary along both Chester Street and St Asaph Street. The Pavilion Theatre approximately 100m to the north east along East Parade has been modernised in recent years with new, modern development further west.
- 1.2.8 The boundary between the site and the immediately adjoining dwellings on St. Asaph Street and Chester Street is defined by a mix of stone and brick walls of varying height.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary of Rhyl on the proposals map of the Local Development Plan.
- 1.3.2 Within the Plan, the site has no specific use designation. The area to the north side of East Parade (not including the site) is part of a Coastal Tourism Protection Zone, subject to Policy PSE 13 of the Plan, which does not support proposals which would result in the loss of tourism facilities.

1.4 Relevant planning history

- 1.4.1 Planning permission was granted in 2015 for the demolition of The Grange and redevelopment of 44 apartments. The planning permission gave 2 years to commence works and whilst demolition works were undertaken, not all pre-commencement conditions had been satisfied and the development works did not proceed. The 2015 planning permission has therefore lapsed.

Listed Building Consent for the demolition works and redevelopment was granted in 2015.

1.5 Developments/changes since the original submission

- 1.5.1 Additional information relating to the size of the residential units and drainage details have been provided.

1.6 Other relevant background information

- 1.6.1 None

**2. DETAILS OF PLANNING HISTORY:**

- 2.1 45/2014/0388/PF Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on-site parking spaces, restoration and alteration of the existing boundary walls and associated works.

RESOLUTION TO GRANT by Planning Committee on 10<sup>th</sup> December, 2014. Section 106 agreement completed and Planning Permission GRANTED on 25<sup>th</sup> September, 2015. (Legal agreement related to demolition works and commuted sums for open space and affordable housing based on an agreed clawback mechanism accepting a suitable developer profit and identifying a clear trigger point for payment)

45/2014/0389/LB Demolition of easterly villa and westerly annex, and redevelopment of land by the construction of 44 apartments to include 21 on-site parking spaces, restoration and alteration of the existing boundary walls and associated works (Listed Building application) GRANTED by CADW dated 9<sup>th</sup> January, 2015.

### 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

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

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

**Policy BSC1** – Growth Strategy for Denbighshire

**Policy BSC2** – Brownfield development priority

**Policy BSC3** – Securing infrastructure contributions from Development

**Policy BSC4** – Affordable Housing

**Policy VOE6** – Water management

**Policy ASA3** – Parking standards

#### 3.1 Supplementary Planning Guidance

Supplementary Planning Guidance: Recreational Public Open Space

Supplementary Planning Guidance: Affordable Housing in New Developments

Supplementary Planning Guidance: Residential Development Design Guide

Supplementary Planning Guidance: Residential Space Standards

Supplementary Planning Guidance: Trees and Landscaping

Supplementary Planning Guidance: Parking Requirements in New Development

#### 3.2 Government Policy / Guidance

Planning Policy Wales Edition 9, 2016

TAN 2: Planning and Affordable Housing (2006)

TAN 12: Design (2009)

TAN 18: Transport (2007)

### 4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Planning Policy Wales Edition 9, 2016 (PPW) confirms the requirement that planning applications 'should be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise' (PPW section 3.1.3). PPW advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned (PPW section 3.1.4). Development Management Manual 2016 states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (DMM section 9.4).

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

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

4.1.1 Principle

4.1.2 Density

4.1.3 Visual amenity

4.1.4 Residential amenity

4.1.5 Drainage (including flooding)

4.1.6 Highways (including access and parking)

4.1.7 Affordable Housing

4.1.8 Open Space

#### 4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages. It encourages provision of a range of house sizes, types and tenure to reflect

local need and demand and the Local Housing market assessment.

The site is located within the development boundary of Rhyl, which is designated as a Lower Growth Town in the adopted Local Development Plan.

Although the site is not allocated for a specific use, the principle of developing 'brownfield' land within a development boundary as a 'windfall' site involving provision of affordable 1 and 2 bed units for local residents over 55 would be consistent with the intentions of the Development Plan, and would contribute to achieving housing need targets. Officers would suggest the acceptability of the particular proposals therefore has to rest on the local impacts, which are reviewed the following sections of the report.

#### 4.2.2 Density of Development

Policy RD1 test ii) states that a minimum density of 35 dwellings per hectare (d/ha) should be achieved in order to ensure the most efficient use of land, and that these minimum standards should be achieved unless there are local circumstances that dictate a lower density.

The site area in this instance is indicated as 0.22 hectares. The proposal is for the erection of 41 apartments, which represents a density of around 186 d/ha. With regard to the density figure in Policy RD1, Officers in the Strategic Planning & Housing section have advised that this guideline is intended to refer to the development of dwelling houses and not apartments / flats, which will inevitably be built in urban areas at densities well in excess of the 35 per hectare figure.

Having regard to the nature of the development, its location not far from the town centre and proximity to services and public transport, Officers consider this density can be accommodated without unacceptable impacts, and would not be out of character with the nature of existing development and the locality. Having regard to the above and the fact there has been an approved scheme for 44 apartments in 2015, it is considered that the density of development proposed is acceptable.

#### 4.2.3 Visual amenity

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

There are some local representations expressing reservations relating to the design of the building and whether it is appropriate for the area.

The proposed building would be set back from East Parade by approximately 10m with a small parking area for 6 cars accessed immediately off the vehicular access which leads to the main entrance to the apartments and a ramped access. In relation to the siting of the building in relation to its boundaries and with adjacent dwellings (see the plans at the front of the report) it is not considered that it would appear out of keeping or cramped up against existing development. There is reasonable space proposed within the site for access and parking, servicing, and landscaped areas around the building.

The building proposed is 4 storey in height facing East Parade, 5 storeys at the rear,



and it is proposed to construct the building using bricks and coloured fibre cement boards with a hipped slate roof. It is relevant to note that the area along the seafront in Rhyl is characterised by a relatively high density of development compared with the more traditional housing estates behind, and it is suggested that the proposed scheme would not be inappropriate in this context.

Looking at the wider context, it is relevant to consider that there are examples of substantial buildings of 'non-traditional' character nearby at the Pavilion, Glendower Court (4 storey flat roof apartments) and there is a distinctly modern approach being adopted in the new developments along the promenade. The proposed building would not be considered out of character with development within the area which comprises of such a mix of property styles and designs of differing forms and materials.

#### 4.2.4 Residential amenity

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

No representations have been received raising any residential amenity concerns.

In Officers' opinion, the residential amenity issues arising from the development are mainly from the potential for overlooking / loss of privacy from upper floor apartments in the rear elevation facing towards the side elevations and rear gardens of the nearest properties on Chester Street and St Asaph Street. The main rear wall of the apartments would be approximately 14m at the closest point, to 20m at the furthest point from the side elevations of the nearest dwellings. It is considered that whilst there would be a potential for overlooking into rear garden areas of existing properties from the upper floor units, it is not considered that the degree of harm is sufficient to justify a refusal of permission in this instance, given the relationship and detailing of the existing dwellings and the proposed development.

In relation to the floorspace of the proposed 1 and 2 bed apartments, whilst the size of the apartments fall marginally short of the adopted floor space standards in the Residential Space Standards SPG, it is noted that there are communal storage spaces within the building for buggy and wheelchair stores which would normally require space within each unit. Furthermore the units have been developed in line with Welsh Government housing design quality standards, and for this type of shared access development allowing for larger floor areas may impact on the funding available. In terms of the amenity standards of potential occupiers, the level of amenity afforded both internally and externally to the potential occupiers is considered acceptable.

#### 4.2.5 Drainage (including flooding)

Local Development Plan Policy RD 1 test (xi) requires that development satisfies physical or natural environmental considerations relating to drainage and liability to flooding. Planning Policy Wales Section 13.2 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, provides a detailed framework within which risks arising from different sources of flooding should be assessed.

Whilst the application site is close to areas shown at risk of flooding in the Development Advice Maps accompanying TAN 15 – Development and Flood Risk, the site itself is not within a flood risk area and Natural Resources Wales have confirmed they have no objections. Dwr Cymru Welsh Water (DCWW) have raised no

objection to the drainage proposals. An individual objector has expressed concern over the absence of foul and surface water drainage details with the application, however, upon request this has been submitted with the application.

DCWW have reviewed the proposed drainage layout plan, it is noted that the proposal is for foul flows to be discharged at two points, one to the 300mm diameter combined public sewer located in St Asaph Street and the other to the 300mm diameter combined public sewer located in Chester Street. In relation to the surface water, it is proposed to discharge surface water runoff from the proposed development into a soakaway system. DCWW consider these drainage arrangements to be acceptable. DCWW also note that it is proposed to divert the existing sewer which crosses the site and this would be subject to an application to divert the public sewer, which can be applied for under Section 185 of the Water Industry Act.

On the basis that the site is not within a Flood Zone, there are no flood risk issues to consider here. Drainage plans have been submitted with the application and no objections have been raised by DCWW. Building Regulations will also be required and the development would need to adhere to current standards in designing and connecting into the existing drainage network.

#### 4.2.6 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) and TAN 18 – Transport, in support of sustainable development.

There are representations from local residents concerning the general highway impacts which comment in detail on existing conditions for parking in the vicinity. There are also concerns that there is not enough car parking space being provided with the development.

The Highway Officer has assessed the application and the information submitted and not raised any concerns to the proposal in respect of impact on the local highway network, access and egress arrangements and parking provision.

The plans show proposals for an access off Marine Drive with 6 car parking spaces and also an 'in and out' access arrangement off Chester Street and St Asaph Street, with a further 26 car parking spaces to the rear.

In noting the various concerns here, it is significant that the Highway Officer has no objections to the proposal and has no concerns in respect of the adequacy of the local highway network. The Highway Officer has pointed to the previous use of the site as a hotel, and considers with respect to the parking situation that it is not unreasonable to support the application having due regard to this use, the availability of permit parking on East Parade and nearby car parks, the proximity to the town centre and accessibility to public transport.

It is not considered in the context of the Highway Officer's comments, and with respect to objections raised, that there are strong highway grounds to refuse permission here.

#### 4.2.9 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, provision of affordable housing in connection with housing developments.

The Council's Housing Strategy Officer has confirmed the proposal has been drawn up in partnership with Denbighshire County Council, and the development will support Denbighshire's Corporate Plan priority of *Housing – Everyone is supported to live in homes that meet their needs* and contributes to Denbighshire's Housing Strategy 2016-2021 of delivering affordable, quality accommodation to meet the residents of Denbighshire's changing housing needs. Research confirms that sheltered housing is no longer popular, with people living longer in retirement and having very varied support needs. This development will enable the transition of low to medium support needs as it can adapt to residents changing health conditions. These dwellings will be built to Lifetimes Homes standards and will support residents to maintain their independence for longer.

The SARTH waiting list for September 2018 has 116 applicants over the age of 50, (Band 1 & 2 – housing need with a local connection) who have been assessed as having an accommodation need. This represents 34.6% of the SARTH waiting list for this area. The Rhyl East ward has a larger older population profile of 29%, than the rest of Rhyl and Denbighshire as a whole 20% & 21% respectively. The development is supported by Welsh Government's 'Land for Housing' scheme and strategically supported through by the Council through the allocation of Social Housing Grant, alongside Wales & West's own development finance. All the units will be rented at social housing rates.

In Officers' view, the proposal is considered acceptable.

#### 4.2.10 Open Space

Policy BSC 3 of the local development plan sets the basic requirement for development to contribute, where relevant, to the provision of infrastructure, including recreation and open space, in accordance with Policy BSC 11.

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

Table 4 in the Open Space SPG (adopted March 2017) sets out thresholds for on-site provision and financial contributions. It specifies that for schemes of over 30 dwellings provision should be met through on-site provision of children's quipped play space and children's informal space.

The SPG also specifies that developments comprising of sheltered, extra care, elderly housing and other specialist forms of development where children will not be resident will not be expected to provide children's play space, however alternative open space should be provided on site for residents and this could include gardens, sitting areas, etc.

The submission refers to the accessible location of the site and its proximity to the promenade and beach.

There is no on-site open space included in the development proposal and in accordance with SPG guidance, housing for older persons will not be expected to provide Children's play space. However a financial contribution towards the provision of off-site community recreational open space will be required in line with Policy BSC 11. The development is for 34 no. 1 bed units and 7no. 2 bed units, and it is considered that the predominance of 1 bed units justifies a reduction in the calculation for commuted sums. The contribution calculated is based on the likely total number of residents divided by the average household size of 2.3 persons per unit and totals £10,726.46.

The applicant has agreed to this contribution, which would be secured by a legal

agreement and at the time of writing this report an agreement was being drafted.

The development is therefore considered to be able to comply with the requirements of Policies BSC 3 and BSC 11 via a suitable condition.

#### 4.2.11 Education

Objective 12 of Chapter 4 of the Local Development Plan identifies that the Plan will ensure that an adequate level of community infrastructure (including schools) will be provided alongside new developments. Policy BSC 3 seeks to ensure, where relevant, infrastructure contributions from development.

The Planning Obligations SPG states that Education contributions will be sought from proposed developments which comprise of 5 or more dwellings, or a site area of 0.2 hectares or more, that have the potential to increase demand on local schools.

The proposed development is for 41 housing association apartments for local residents over 55 years of age and due to the nature of the development there will be no increased demand on local schools and therefore there are no education contributions required.

#### 4.3 Other matters

##### Ground stability

Concerns expressed by a neighbour over the stability of the land at construction stage and potential impacts on adjacent property are to be respected, but there are separate legislative safeguards under the Building Regulations to ensure safe building practice is followed. Ground conditions in this area are not known to be inherently unstable.

### 5. SUMMARY AND CONCLUSIONS:

5.1 The principle of residential development is acceptable in this location, the proposed development will redevelop a prominent, derelict site within the development boundary for affordable housing to meet an identified need in Rhyl.

5.2 It is not considered that there would be any adverse localised impacts in relation to visual or residential amenity and in highway and drainage terms the proposal is acceptable.

5.3 It is therefore recommended that permission be granted subject to:-

1. Completion of a legal agreement to secure the open space contribution of £10,726.46.

The precise wording of the legal agreement would be a matter for the legal officer to finalise. In the event of failure to complete the 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 legal agreement.

2. Compliance with the following Conditions:

#### **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 elevations (Drawing No. EX01) received 22 August 2018
- (ii) Proposed north elevations (Drawing No. BR020 Rev. D) received 22 August 2018
- (iii) Proposed south elevations (Drawing No. BR021 Rev. D) received 22 August 2018
- (iv) Proposed lower ground floor plan (Drawing No. BR001 Rev. C) received 22 August 2018
- (v) Proposed ground floor plan (Drawing No. BR002 Rev. B) received 22 August 2018
- (vi) Proposed first floor plan (Drawing No. BR003 Rev. B) received 22 August 2018
- (vii) Proposed second floor plan (Drawing No. BR004 Rev. B) received 22 August 2018
- (viii) Proposed third floor plan (Drawing No. BR005 Rev. C) received 22 August 2018
- (ix) Proposed drainage layout (Drawing No. 16288/501 Rev. P4) received 22 August 2018
- (x) External lighting layout (Drawing No. 17086/E14 Rev. P1) received 22 August 2018
- (xi) Proposed boundary treatments (Drawing No. P10 Rev. B) received 22 August 2018
- (xii) Existing site plan (Drawing No. EX02) received 22 August 2018
- (xiii) Ground floor site plan (Drawing No. SP01 A) received 22 August 2018
- (xiv) Lower ground site plan (Drawing No. SP00 D) received 22 August 2018
- (xv) Proposed Drainage Layout (Drawing No. 16288/501 Rev T1) received 2nd October 2018.
- (xvi) Location plan (Drawing No. P00) received 22 August 2018

3. No external lighting shall be installed without the formal written approval of the Local Planning Authority to the detailing of the proposed lighting, including emergency/security 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 the hours of operation of the lights. The approved scheme shall be implemented strictly in accordance with the approved details
4. No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement .The Statement shall provide details of:
  - a) the parking of vehicles of site operatives and visitors;
  - b) loading and unloading of plant and materials;
  - c) storage of plant and materials used in constructing the development;
  - d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - e) wheel washing facilities;
  - f) measures to control the emission of dust and dirt during construction;
  - g) a scheme for recycling/disposing of waste resulting from demolition and construction works.
  - h) the hours of site works and deliveries.

The approved Statement shall be adhered to throughout the construction period.

5. Prior to the development hereby permitted being brought into use a full hard and soft landscaping scheme including final details of all boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with such approved details and completed prior to the occupation of any of the units hereby approved.
6. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any trees or plants which within a period of 5 years from the completion of the development 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 otherwise agreed in writing
7. Prior to the application of any external materials full details of the wall and roof materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in strict accordance with the approved details.
8. No piling or any other foundation work using penetrative methods shall be permitted other than with the prior written consent of the Local Planning Authority to the detailing thereof.
9. The car parking spaces shall be laid out and completed in accordance with the approved plan prior to the occupation of any of the apartments hereby permitted and shall therefore be retained for parking purposes at all times.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of visual and residential amenity.
4. To ensure suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety.
5. In the interests of visual amenity.
6. In the interest of landscape and visual amenity.
7. In the interest of visual amenity
8. In the interest of visual amenity
9. In the interest of highway safety

**NOTES TO APPLICANT:**

**Dwr Cymru Welsh water Advisory Note**

Please note that the applicant has not obtained approval under Section 104 of the Water Industry Act 1991 for the formal adoption of drainage. The drainage proposal will be subject to Welsh Minister design and Sewers for Adoption (7th Edition) standards. It is a mandatory requirement for the applicant to obtain Section 104 approval for the laying of adoptable drainage. Should the proposal alter as a result of the Section 104 process, the applicant will be responsible for notifying the Local Planning Authority.

If you have any queries please contact the undersigned on 0800 917 2652 or via email at [developer.services@dwrwymru.com](mailto:developer.services@dwrwymru.com)

**Notification of Commencement of Development and Display of Site Notice**

The Development Management Procedure (Wales) (Amendment) Order 2016 places a duty on you to notify the Local Planning Authority of the commencement of development and to display a notice on site. You must complete and return a 'Notification of initiation of development' form and display a site notice (please find blank forms/notice attached). Further information relating to the requirements is available on the Planning pages at [www.denbighshire.gov.uk](http://www.denbighshire.gov.uk) or [www.gov.wales/topics/planning](http://www.gov.wales/topics/planning).