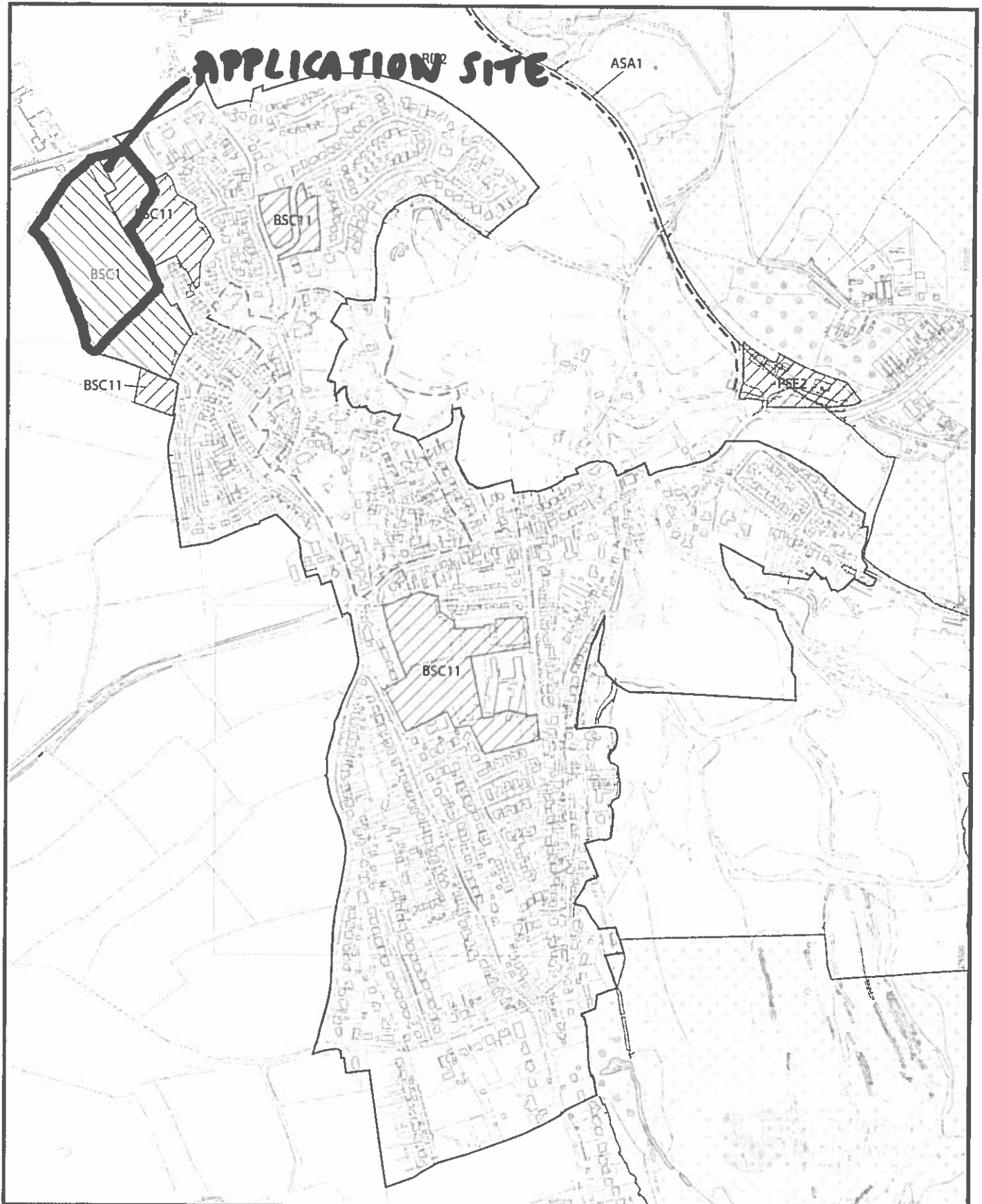




LDP PROPOSALS MAP



Graddfa/Scale 1:5000

0 50 100 150 200
 Medrau/Metres



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Legend

Symbol / Description	Notes
[Line]	1 ft. high boundary fence
[Line]	1 ft. high screen wall / fence
[Pattern]	Feature Junction / Square
[Pattern]	Private Drive
[Circle]	Existing Combined Sewer & Easement
[Text]	Vehicle Entry 24' x 12m to Site Entrance and 24' x 12m to internal estate road junctions and private drive
[Diagram]	Indicative Landscaping
[Text]	Number of parking spaces proposed to Serve Detached and Detached Dwellings in accordance with Designhub's Parking Standards
[Diagram]	Parking Space allocation to Frontage Parking Dwellings
[Diagram]	Knee hole to parking berth to West/Cabulary Roadways

Key:

- Sale Boundary
- 1 ft. high boundary fence
- 1 ft. high screen wall / fence
- Feature Junction / Square
- Private Drive
- Existing Combined Sewer & Easement
- Vehicle Entry
24' x 12m to Site Entrance and 24' x 12m to internal estate road junctions and private drive
- Indicative Landscaping
- Number of parking spaces proposed to Serve Detached and Detached Dwellings in accordance with Designhub's Parking Standards
- Parking Space allocation to Frontage Parking Dwellings
- Knee hole to parking berth to West/Cabulary Roadways

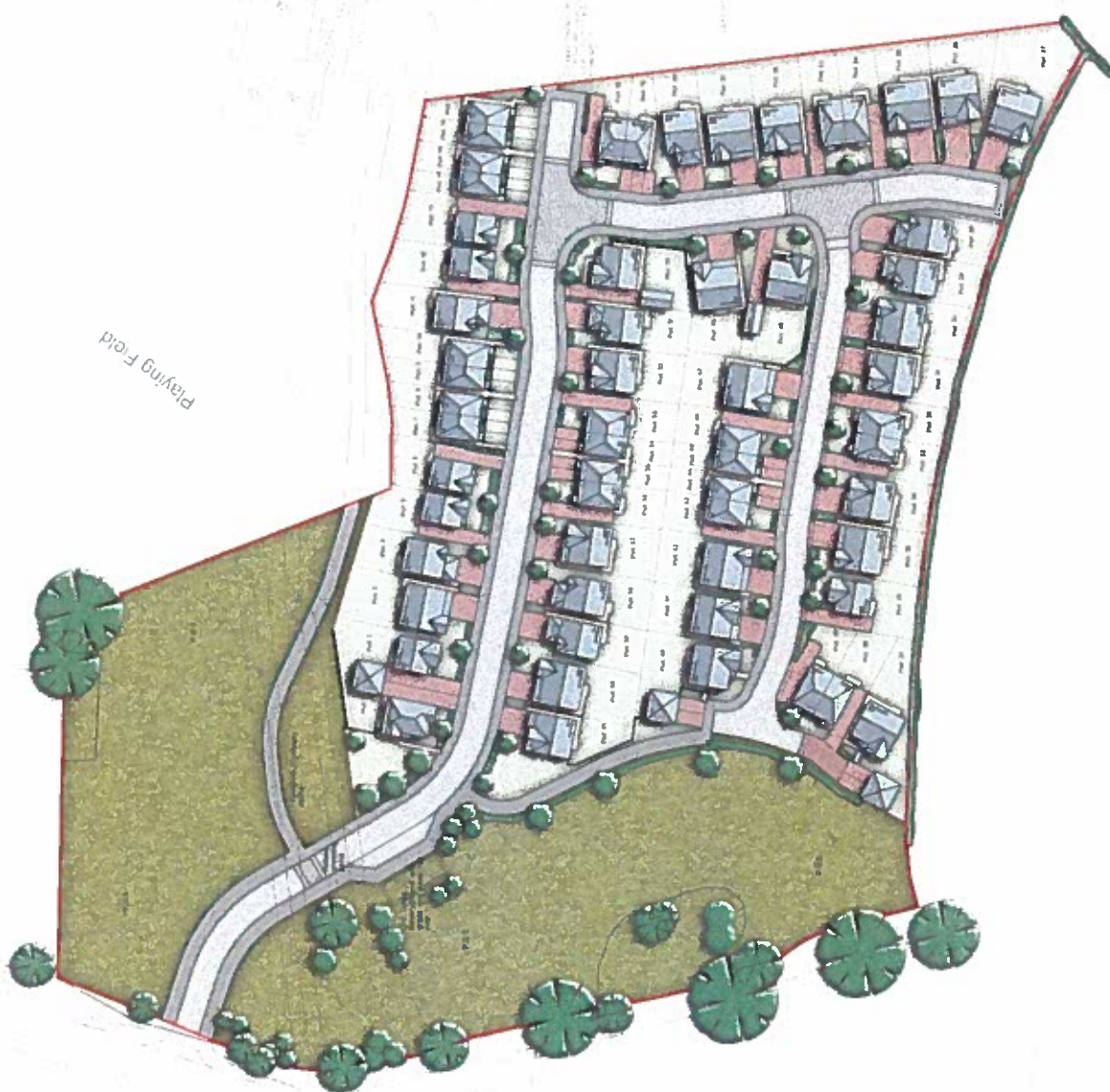
Site Layout

Scale: 1:500 at A1

Date: 09.11.17

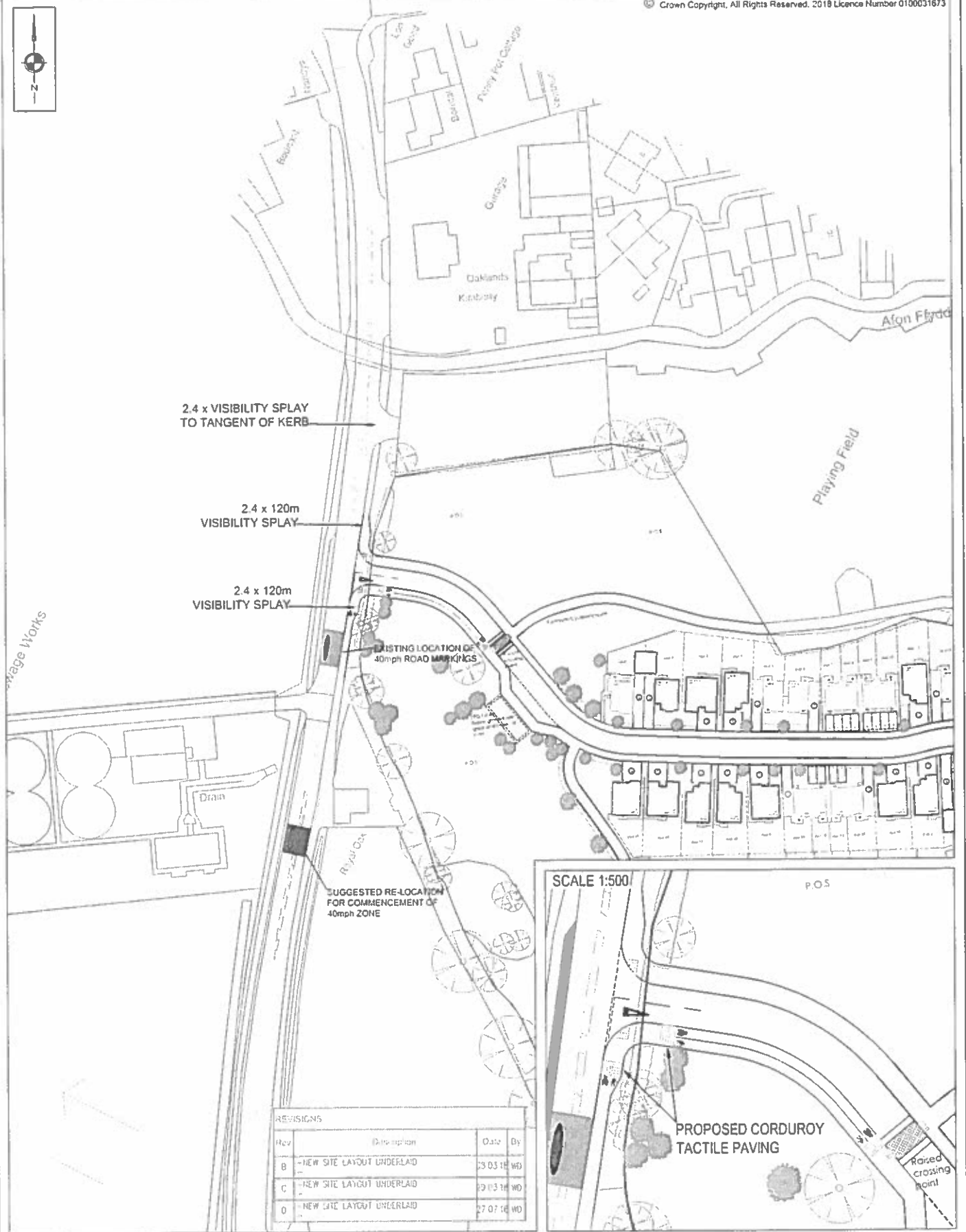
Rev: F

MRD-SL-01-COL



ACCESS DETAILING

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S | C | P
Transportation Planning : Infrastructure Design

Client
MACBRYDE HOMES LTD
Project Title
**MELIDEN LANE,
DYSERTH**

Drawing Title
**PROPOSED ACCESS
ARRANGEMENT
+ VISIBILITY SPLAYS**

Scale
**1:1000 @ A3
UNLESS SHOWN**
Date
06.02.2018
Approved/
Unapproved

By
WD
Checked
PT
Status
PLANNING

Drawing No.
SCP/18039/F01
Revision
D

SITE SECTIONS

KEY:

- EXISTING CIVIL ENGINE
- EXISTING CHASER PROFILE
- EXISTING CONTIGUES & SPOT LEVELS ON PLAN
- PROPOSED ON-SITE PROFILE
- PICT BOUNDARY
- PROPOSED TALL LEVELS ON PLAN

Rev: 1: 05/10/18 Proposed Indicative Site Sections

21.11.19



Macbryde Homes Limited
Macbryde House, Unit 2/8,
St. Asaph Business Park,
Flondri Road, St. Asaph,
Denbighshire, LL17 9LJ.
Tel: 01745 536677
Fax: 01745 536688

SITE

Meliden Road, Dysarth

Title: Proposed Indicative Site Sections

Scale: 1:500 at A1

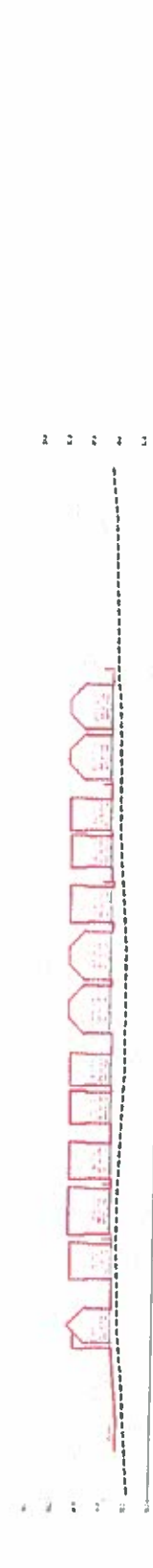
Date: 05.10.18

Ref: MRD-15.01

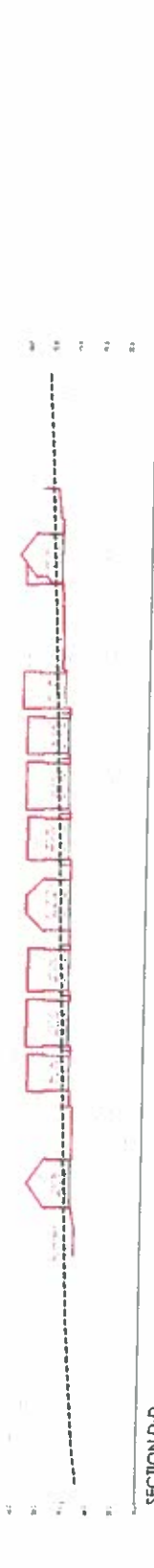
Rev: A



SECTION A-A



SECTION B-B




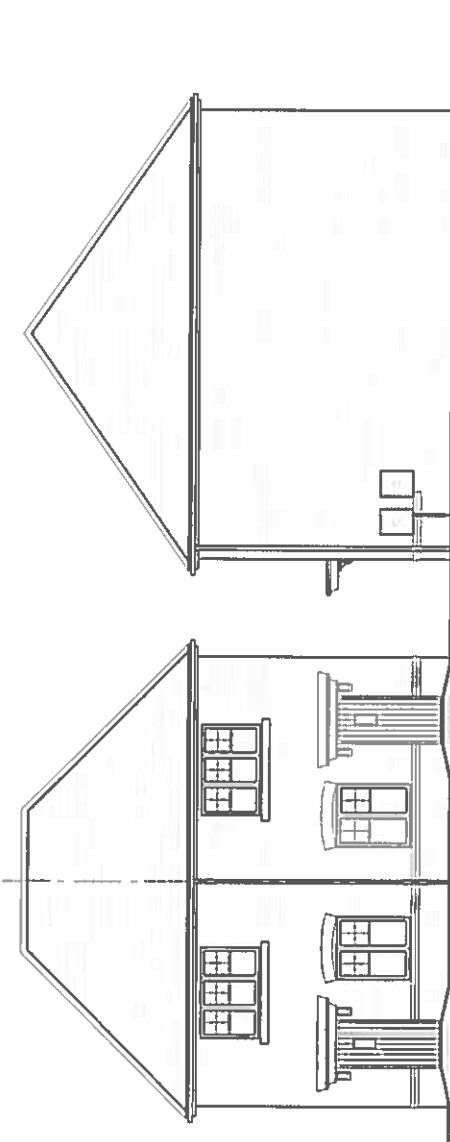
SECTION C-C



SECTION D-D

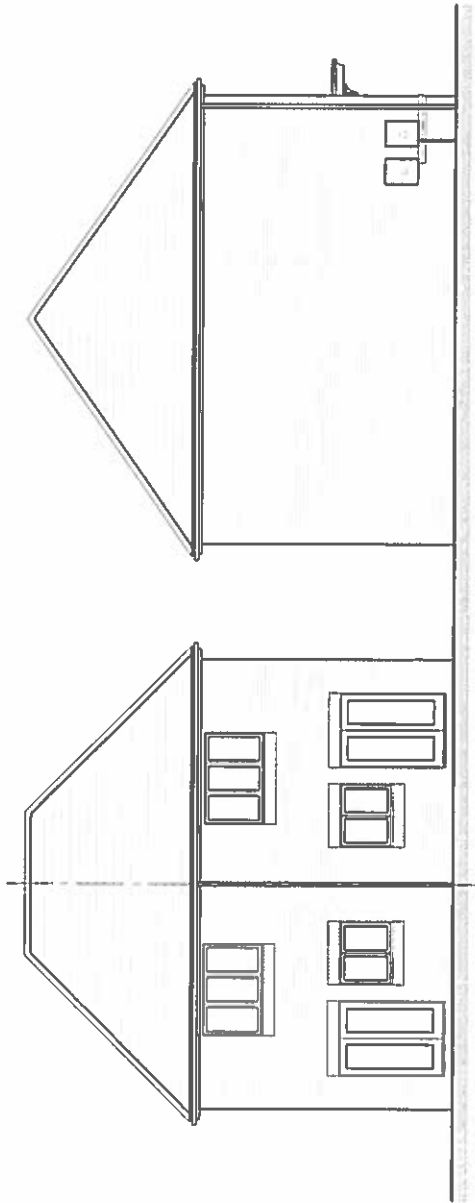
TYPICAL HOUSE TYPES

<small>QUOTATION FROM THE DRAWING ALL DIMENSIONS ARE IN METERS (COMPARED WITH THE DRAWING, NOT THE OTHER WAY)</small>	
Rev: Description	Date
<div>MACBRYDE HOMES Macbryde Homes Limited, Macbryde House, Unit 28, St. Asaph Business Park, Flordd Richard Davies, St Asaph, Denbighshire, LL17 0LJ. Tel. 01745 536677 Fax. 01745 536688</div> <div>Site: Meliden Road, Dyserth</div> <div>Title: Oakley - Elevations</div> <div>Scale: 1:100</div> <div>Date: 23.07.18</div> <div>Ref: MRD-OAK-PL02</div> <div>Rev: -</div>	



OAKLEY
FRONT ELEVATION

OAKLEY
SIDE ELEVATION



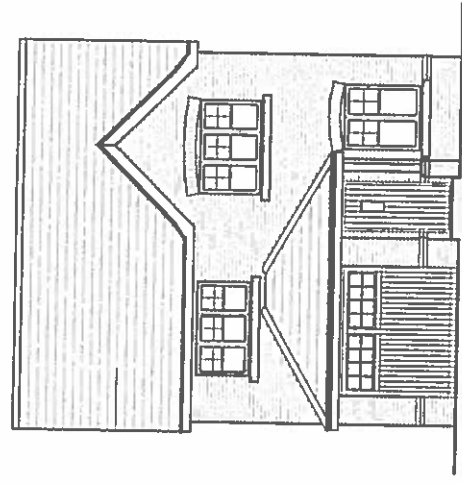
OAKLEY
REAR ELEVATION

OAKLEY
SIDE ELEVATION

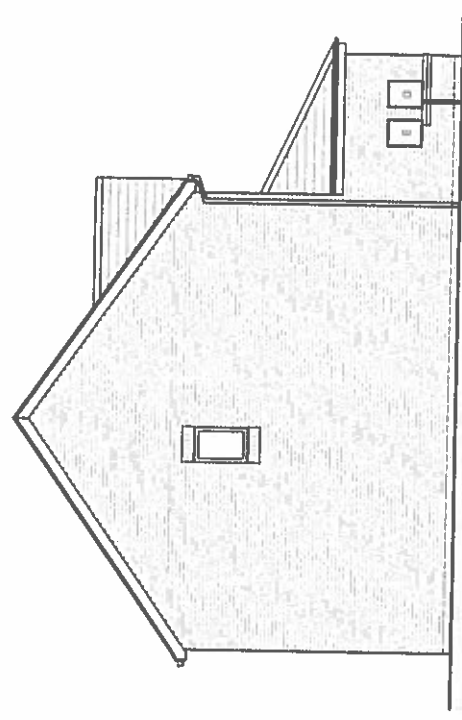
DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS ARE TO BE VERIFIED IN THE FIELD AND SETTING OUT.
CONCRETE WORK IS TO BE DONE TO THE LATEST STANDARDS.

Rev: Description:

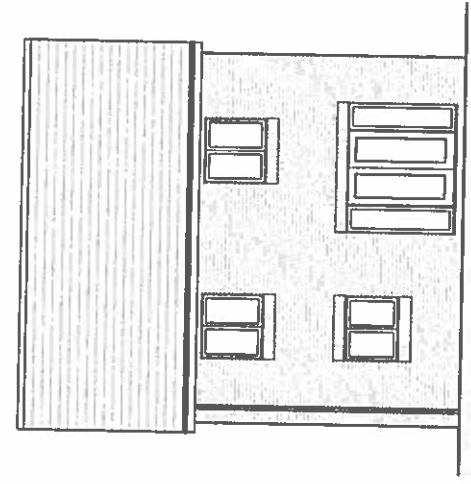
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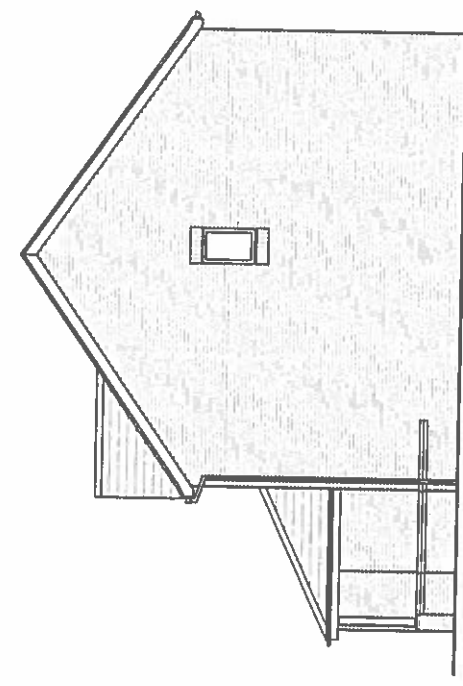
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



Macbryde Homes Limited,
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
Denbighshire, LL17 0LJ,
Tel. 01745 536677
Fax. 01745 536688

Site:

Meliden Road, Dyserth

Title: Kingsley - Elevations

Scale: 1:100

Date: 23.07.18

Ref: MRD-KINS-PL02

Rev: -

DO NOT SCALE DRAWINGS
ALL DIMENSIONS SHALL BE ENTERED AT THE SITE BEFORE SETTING OUT.
CONSTRUCTION SHALL BE BASED ON PLANNING AND SURVEY DATA ONLY.

Rev:

Description:

Date:



MACBRYDE
HOMES

Macbryde Homes Limited,
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
Denbighshire, LL17 0LJ.
Tel. 01745 536677
Fax. 01745 536688

Site:

Meliden Road, Dyserth

Title:

Heatherrington - Elevations (OPP)

Scale:

1:100

Date:

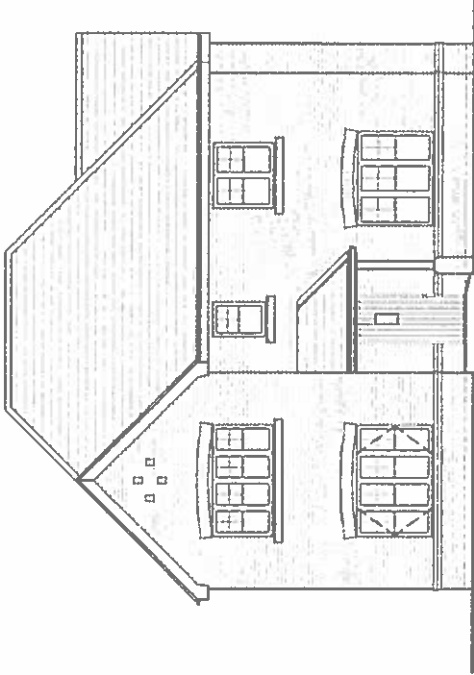
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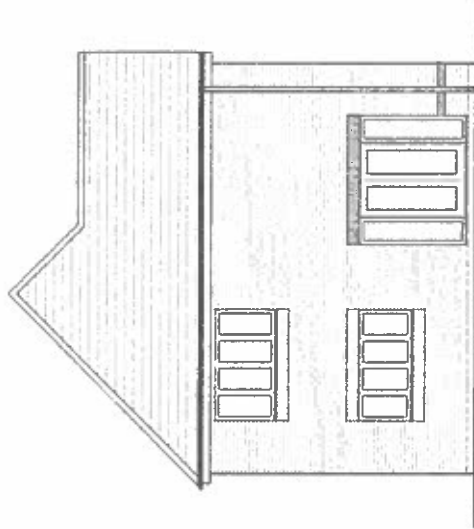
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Rev:

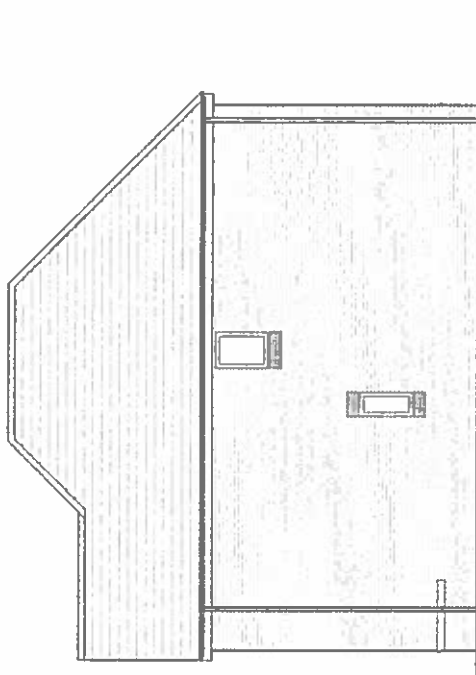
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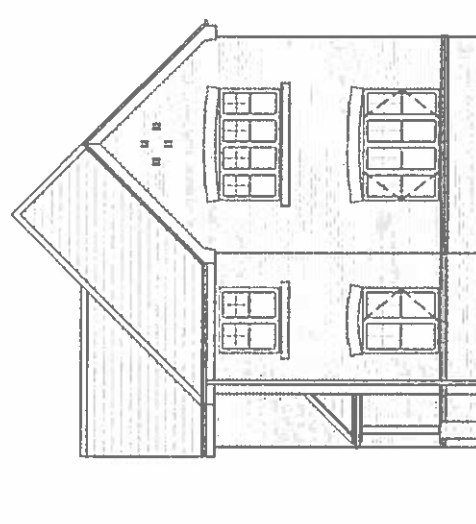
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

WARD : Dyserth

WARD MEMBER: Councillor David Gwyn Williams

APPLICATION NO: 42/2018/0923/ PF

PROPOSAL: Erection of 61 no. dwellings, single and double garages, alterations to existing vehicular access and associated works

LOCATION: Land off Meliden Road Dyserth

APPLICANT: Macbryde Homes Ltd.

CONSTRAINTS: B Flood ZonePROW

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:

DYSERTH COMMUNITY COUNCIL

"No provision for bungalow housing,
Concerns with visibility in the area of the entrance to the site,
To consider moving the current 40mph speed limit - to commence nearer to Rhuddlan and
To consider 30mph speed limit in area of entrance to site"

**CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE**

"The Joint Committee notes that the land is allocated for residential development in the LDP. Although outside the AONB, the site is considered to be within the setting of the protected landscape because of the potential impact on views from the higher ground of the AONB to the east, including Graig Fawr and Moel Hirradug. In addition, development could also impact on views of the AONB from the A457.

The significance of the relationship between the site and the AONB is recognised in the LVIA and DAS accompanying the application, and the conclusion that the overall effect on landscape character and visual impact will be 'moderate to slight adverse' is agreed. The approach to landscape design will be critical to mitigate adverse effects and to ensure that the development successfully integrates into the wider landscape setting. The proposed retention of existing trees and hedges will assist in integrating the site into the landscape and is welcomed, along with the extensive area of open space. The proposed internal tree, hedge and shrub planting is also supported, but the committee does not consider that the landscaping scheme adequately addresses the treatment of all site boundaries. In particular, whilst retention of the south western boundary hedge is welcome there is a need to specify that additional planting will be undertaken to 'gap up' this hedge and that it should be retained at a minimum height of 2m. This boundary hedge should also be supplemented with planting of locally native semi-mature hedgerow trees to replicate the characteristic landscape of the Vale of Clwyd. Similarly, the east and south east boundaries should be enclosed with a traditional native hedges and

hedgerow trees. The committee would also suggest that the landscaping should be carried out at the earliest opportunity, some possibly in advance of the main construction phase, and should include as many semi-mature trees as possible to ensure that the desired landscape mitigation is in place as quickly as possible.

The committee is also concerned about the effect of development on glimpsed views of the AONB from the A457 whilst travelling from Rhuddlan to Dyserth. In particular, the development of plot 37 will break the skyline and should be reconsidered. Further details of the proposed lighting scheme will also be required to ensure that it is designed to conserve the AONB's dark skies and is compatible with our aspiration to secure formal Dark Sky recognition for the AONB. Subject to these changes and implementation of a comprehensive landscaping scheme, including arrangements for long term management of the landscaping and open spaces, the Joint Committee does not consider the development will cause unacceptable harm to the setting of the AONB."

NATURAL RESOURCES WALES

No objection subject to compliance with the recommendations in the Drainage Strategy and Flood Risk Assessment and suggest conditions relating to the landscaping and maintenance.

DWR CYMRU / WELSH WATER

No objection subject to the inclusion of standard conditions and advisory notes

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objection

BETSI CADWALADR HEALTH BOARD

Requests consideration of the impact of the development on health and well being

COUNCIL FOR THE PROTECTION OF RURAL WALES

Comment on need for additional housing, capacity of local schools and highway network, increase in flood risk and suggest agricultural land should be protected from development.

CLWYD BADGER GROUP

Object due to the impact the proposed development would have on badgers.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

Have given consideration to the following elements of the proposals:-

- Capacity of existing network
- Accessibility
- Site access
- Site Layout

Raise no objection subject to the inclusion of conditions requiring the submission of a Construction Method Statement, detailed highway works including speed restriction and conditions to ensure the visibility splays are not obstructed.

Footpaths Officer

No objection, there is no need for public footpath no 12 to be diverted.

Pollution Control Officer

No objection

Ecologist

No objection subject to the inclusion of conditions relating to mitigation details

Flood Risk Manager
No objection

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Bob Paterson, 120 Ffordd Ty Newydd, Meliden
David Staunton, 5 Rhodfa Gofer
Mrs Mosley, Hiraddug Road, Dyserth
Michael Evans, 16 Glan Ffyddion, Dyserth
Angela Rhodes 20 Maes Esgob, Dyserth
Mr & Mrs Magrath, 10 Maes Esgob, Dyserth

Summary of planning based representations in objection:

Highways

The development will have a serious impact on the A547 and traffic generally within Dyserth; will result in a lot more traffic ; concerns that Transport Assessment has not considered other local developments proposed; roads can not cope with extra housing; 'Arriva' bus service refused to put a bus stop near Voel as it was too dangerous; roads are already very busy in the area

Drainage/Flooding

Dyserth has had its fair share of floods, building on green field land will increase this risk;

Impact on wildlife

There is a lot of wildlife on the site

Visual impact

Questions over the design and visual impact; Dyserth attracts a lot of tourists who enjoy the area and building on this green space will be visible from all viewing points and will impact on tourism

Impact of sewage treatment works

Proximity to waste treatment works opposite;

Impact on services

Local GPs and schools would be put under pressure;

Principle

Need for new build houses questionable when there are hundreds of empty houses in Rhyl area alone

EXPIRY DATE OF APPLICATION: 13/2/2019

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 This is a full planning application proposing the construction of 61 dwellings with associated garages, alterations to an existing access and related works.

1.1.2 The site is on the north western fringe of Dyserth, to the west of the A547 / B5119 crossroads near the Voel Coaches premises. It measures 2.95 hectares and is currently grazing land. There is a public right of way running through the site connecting the A547 to Maes Esgob.

1.1.3 The main elements of the proposal are:

- The erection of 61 detached and semi detached houses, comprising a mix of:
10 no. 2 bed houses
28 no. 3 bed houses
23 no. 4 bed houses
- 11 different dwelling types, all of which are 2 storey houses – with a mix of integral garages, single or double garages.
- Provision of off street parking spaces for 2 to 4 cars within each plot with private rear amenity areas for each dwelling.
- The provision of 6 affordable houses, 4 no. 2 bed semi detached houses (Oakley) and 2 no. 3 bed semi detached houses (Warwick)
- The properties would be constructed using brick and render, with slate grey concrete roof tiles and uPVC windows.
- A vehicular, pedestrian and cycle access is proposed off the A547 and the existing 40mph speed restriction would be relocated
- Associated boundary fencing and hard and soft landscaping.
- 0.57ha of open space located adjacent to the site entrance and the existing playing field and public footpath.

1.1.4 Along with the plans, a number of documents have been submitted in support of the application:-

- * Planning, Design & Access Statement
- * Pre Application Consultation Report
- * Cultural Heritage and Archaeological Evaluation
- * Extended Phase 1 Habitat Survey
- * Landscape and Visual Impact Assessment
- * Arboricultural Impact Assessment
- * Transport Assessment
- * Drainage Strategy and Flood Risk Assessment
- * Community and Linguistic Impact Assessment
- * Odour Assessment

Plans illustrating the proposals are attached at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The application site comprises 2.95 hectares of grazing land accessed off the A547 some 200m to the west of the traffic light junction of the A547 and the B5119, on the outskirts of the village of Dyserth.
- 1.2.2 The site slopes upwards from north east to south west and is bound by existing trees and hedges.
- 1.2.3 The Dyserth Waste Water Treatment Works is on the northern side of the A547, opposite the proposed site entrance. To the east is a playing field with equipped play area and beyond is Voel Coaches and its car park. There are residential properties at 'Glanfyddion' and 'Maes Esgob' to the south east. Beyond the site to the south west are agricultural fields.
- 1.2.4 The site has an existing pedestrian and cycle access off the A547 with a public right of way leading through the site which connects the A547 to Maes Esgob.
- 1.2.5 Running along the eastern boundary of the playing field and to the east of the Voel Coaches Car Park is the Afon Ffyddion.

1.1 Relevant planning constraints/considerations

- 1.1.1 The site is within the development boundary of Dyserth on the proposals map of the Local Development Plan (LDP).
- 1.1.2 The site is allocated for housing and open space in the LDP and forms part of a larger housing allocation (please see plan at front of report).
- 1.1.3 The site is outside of any defined flood zone.

1.2 Relevant planning history

- 1.2.1 None

1.3 Developments/changes since the original submission

- 1.3.1 A revised Drainage Strategy/ Flood Risk Assessment and updated Transport Assessment has been submitted along with additional highway information.

1.4 Other relevant background information

- 1.4.1 The application site is still within the ownership of the Council and is part of a larger housing allocation. The remaining area of the housing allocation has been retained by the Council.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None

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 RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy VOE 1 – Key Areas of Importance

Policy VOE 2 - Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: [Access For All](#)

Supplementary Planning Guidance Note: [Affordable Housing](#)

Supplementary Planning Guidance Note: [Conservation and Enhancement of Biodiversity](#)

Supplementary Planning Guidance Note: [Parking Requirements In New Developments](#)

Supplementary Planning Guidance Note: [Recreational Public Open Space](#)

Supplementary Planning Guidance Note: [Residential Development](#)

Supplementary Planning Guidance Note: [Residential Space Standards](#)

Supplementary Planning Guidance Note: [Trees & Landscaping](#)

Site Development Brief: Residential Development and Open Space – Cae Ffyddion, Dyserth

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes

TAN 2: Planning and Affordable Housing (2006)

TAN 5: Nature Conservation and Planning (2009)

TAN 12: Design (2009)

TAN 18: Transport (2007)

3.3 Other material considerations

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It 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. The DMM further 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 (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

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 of development
- 4.1.3 Visual amenity/landscape impact
- 4.1.4 Residential amenity
- 4.1.5 Ecology and Trees
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 4.1.8 Affordable Housing
- 4.1.9 Open Space
- 4.1.10 Education
- 4.1.11 Odour
- 4.1.12 Archaeology

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 Dyserth which is defined as a village in the LDP. Collectively, villages are expected to contribute around 900 dwellings over the Local Development Plan period to meet local needs.

The site is allocated for housing in the LDP and is part of a larger housing allocation with part of the site also allocated for open space. A part of the allocated site has been retained by the Council.

With reference to the Development Plan and housing need, it is to be noted that the latest Joint Housing Land Availability Statement (JHLAS) has concluded that Denbighshire has just 1.65 years supply of available housing land against a minimum

National requirement of five years. This shortfall is a significant material consideration in determining this application.

It should also be noted that the Denbighshire County Council Corporate Plan (2017-2022) commits the Council to supporting the development of 1000 homes in the county over the next 4 years. This proposal would make a positive contribution to meeting that target.

With respect to comments questioning the need for new development, there is no policy requirement for applicants to justify housing need in relation to proposals on allocated housing sites within development boundaries.

The principle of housing development is therefore considered acceptable and Officers would suggest the acceptability of the particular proposals therefore has to rest on assessment of the local impacts, which are reviewed within 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 approximately 2.95 hectares. The proposal is for the erection of 61 dwellings. This represents a density of around 34 dwellings per hectare (dpa) which is considered consistent with the policy.

Officers are of the opinion that the density of development proposed is acceptable.

4.2.3 Visual amenity/landscape Impact

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.

Policy VOE 2 requires assessment of the impact of development within or affecting the AONB and AOB, and indicates that this should be resisted where it would cause unacceptable harm to the character and appearance of the landscape and the reasons for designation.

The AONB Committee have raised detailed comment on the landscaping / planting of the site but do not consider the development will cause unacceptable harm to the setting of the AONB. There are limited comments on the visual impact of the proposal, although reference is made to the impact of developing on a green field on the attractiveness of the area to tourists.

In terms of general visual amenity considerations, the dwellings would be located off an estate road with large areas of open space on both sides of the access, one area of which would be connected to the existing playing field and play area. Existing boundary planting will be retained and enhanced with additional landscaping undertaken across the site.

The main walling material proposed would be facing brick with the use of coloured

render on some plots. The roofing material proposed would be slate grey coloured tiles. If planning permission were to be granted, it is suggested that a condition be attached requiring the submission and approval of the details of the materials.

In terms of landscape impact, the site is not located within the AONB, however it is located within the setting of this protected area. A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application, reflecting the location of the site in this setting. A detailed landscaping plan and planting schedule has also been submitted with the application.

The conclusions of this assessment is that the landscape and visual impact will be 'moderate to slight adverse' and a mitigation and enhancement strategy is provided which sets out the following measures to reduce the potential adverse effects of the proposed development on the landscape:-

- Retention of all the existing significant mature trees within the site and on its boundaries
- Retention of nearly all existing boundary hedgerows which are to be enhanced and protected by pruning and thinning, to break up the visual mass of the development
- Establishment of compact belt of trees and shrub planting along nearly the entire length of the northern boundary between the northern public open space and the housing development as a strategic landscape and visual screening buffer
- Designated area to protect ecological interest
- Public footpath crossing the site to be improved and enhanced with native vegetation
- Designated open space to the eastern part of the site to be planted with native shrub and trees for additional wildlife habitat.
- A relatively generous amount of new tree planting to be included within the development that will serve to filter views of the development from close and longer range viewpoints and serve to integrate the development into
- Designated open space eastern part of the site to be planted with native shrub and trees for additional wildlife habitat
- Shrub and herbaceous species for planting within the proposed development to be selected from the RHS Perfect for Pollinators list where possible, in order to maximise wildlife value
- Habitat enhancement with the installation of bat boxes and bird boxes in suitable locations on existing mature trees.

The conclusion of the LVIA in relation to the overall effect of the development on landscape character and visual impact will be 'moderate to slight adverse' is agreed. It is also agreed that the approach to landscape design will be critical to mitigate adverse effects and to ensure that the development successfully integrates into the wider landscape setting.

The proposed retention of existing trees and hedges will assist in integrating the site into the landscape and is welcomed, along with the extensive area of open space. The proposed internal tree, hedge and shrub planting is also supported. A sensitive lighting scheme is also considered necessary in order to ensure that it is designed to conserve the AONB's dark skies and is compatible with aspiration to secure formal Dark Sky recognition for the AONB.

In relation to the comments of the AONB Committee, in the event that planning permission is granted, it is considered reasonable to require additional landscaping to 'gap up' the existing boundaries and a condition is suggested to deal with this, which also includes for details of the timing that landscaping will be undertaken.

In relation to the specific comment relating to views from the A547, in particular plot

37, a plan has been submitted with various sections of the site along with finished floor levels of each property (please see front of report). Any form of development on a site of this nature and in this edge of village location will inevitably alter the appearance of the site and the character of the area. However, it is considered the layout, sections, levels and details submitted with the application demonstrate that an acceptable standard of development can be achieved.

Overall, and subject to appropriate detailing the proposed dwellings would not result in any significant adverse impacts on visual amenity or the character of the area.

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 residential amenity concerns.

There is only one residential property immediately adjoining the application site, 'Royal Oak' which is located to the north of the application site fronting Meliden Road. The curtilage of this property adjoins the application site with a hedgerow along the boundary. The proposed development shows 2 large areas of open space, one of which is located along the boundary with this property. This boundary is already landscaped and within the landscaping proposals is shown to be enhanced by additional planting. The closest residential property would be sited approximately 70m away. It is not considered there would be any adverse impacts on the amenity of this property.

In relation to the standard of amenity afforded to future occupants of the proposed dwellings, these would all have private rear garden areas and front gardens with off street parking, some with integral garages, single or double garages dependent on the housetype. All properties have reasonable space proposed within the site for parking and there are landscaped areas around the dwellings.

The dwellings proposed are all 2 storey comprising of 2, 3 and 4 bed detached and semi-detached properties ranging from 65sq.m (2 beds) in area to 131sq.m (4 bed).

All of the properties are compliant with the Residential Space Standards SPG in respect of private amenity space and floor space and in terms of the siting and layout of the properties generally meeting the spacing standards set out in the Residential Development SPG.

Having regard to the relationship and distance of the dwellings in relation to each other, properties on Glan Ffyddion that back on to the site, Officers' opinion is that the impact on these properties would be limited.

4.2.5 Ecology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

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 (PPW 10) (Section 5.2), TAN 5 and the Conservation and Enhancement of Biodiversity SPG (2016), which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable

Representations have been made raising concerns over the impact generally on local wildlife including concerns from Clwyd Badger Group. NRW and the County Ecologist raise no objections, the latter suggesting inclusion of suitable conditions to ensure mitigation measures are put in place.

An Extended Phase 1 Habitat Report has been submitted with the application, and the Council's Ecologist has been consulted.

The applicant has undertaken ecological surveys which have outlined the location of the sett, and suggested features to mitigate the impacts of development during construction. This includes appropriate separation of the sett from the development site, with no works occurring closer than 30m to any of the sett entrances, along with timing of works and Reasonable Avoidance Measures (RAMS) to avoid impacts overnight.

Further mitigation works to reduce the impacts on badgers once the site is occupied, have not been finalised, but have been discussed with the applicant who is fully aware of and sympathetic to the situation. An appropriately worded planning condition would require the applicant to provide a mitigation plan, which would have to be approved by the Local Planning Authority.

In consideration of all relevant matters in respect of ecology, the County Ecologist considers that the recommendations in the submission are acceptable and with the imposition of planning conditions which have been suggested, this would ensure that the proposed development will not have a negative impact on protected species.

4.2.6 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 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The drainage / flooding impacts of a development proposal are a material consideration.

Planning Policy Wales (PPW 10) Section 6.6.9 states 'The adequacy of water supply and the sewage infrastructure should be fully considered when proposing development, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity'.

Planning Policy Wales (PPW 10) Section 6.6.22 to 6.6.29 identifies flood risk as a material consideration in planning and along with TAN 15 – Development and Flood Risk, which provides a detailed framework within which risks arising from different sources of flooding should be assessed. TAN 15 advises that in areas which are defined as being of high flood hazard, development proposals should only be considered where:

- new development can be justified in that location, even though it is likely to be at risk from flooding; and
- the development proposal would not result in the intensification of existing development which may itself be at risk; and

- new development would not increase the potential adverse impacts of a flood event

Representations have been made raising concerns that the development would give rise to flooding and drainage problems in the area.

Dwr Cymru Welsh Water (DCWW) have raised no objection to the drainage proposals. DCWW have reviewed the Drainage Strategy and proposed drainage layout, and note it is proposed to dispose of foul flows via the public sewerage system and discharge surface water run-off into a soakaway system. DCWW consider these drainage arrangements to be acceptable in principle. For the avoidance of doubt, DCWW request that if planning permission is given that conditions and advisory notes are included to ensure there is no detriment to existing residents or the environment and to DCWW's assets.

NRW have raised no objection to the proposal in relation to flood risk and are satisfied that the development would meet the requirements of TAN 15 provided the development is undertaken in accordance with the layout, finished floor levels and attenuation/storage of flood water within the contoured area.

The Council's Flood Risk Manager has raised no objection to the proposed drainage Scheme. The surface water from the site will be discharged into a soakaway system and porosity tests have been carried out on site to determine this is an adequate system. Soakaway design and details has all been submitted within a detailed Drainage Strategy.

A Drainage Strategy and Flood Risk Assessment has been submitted with the application.

A very small part of the proposed open space area is within a Flood Zone B which is at a low risk area of flooding within the Development Advice Maps accompanying TAN 15 – Development and Flood Risk.

On the basis that the site is not within a Flood Zone (with the exception of a very small area within the proposed open space being within a Zone B), and with regard to the responses of the drainage consultees, it is not considered there are any flooding or drainage concerns here. A Flood Risk Assessment with Drainage Strategy and layout have been submitted with the application and no objections have been raised to these by NRW, DCWW or the Council's Flood Risk Manager.

4.2.7 Highways (including access and parking)

Local Development Plan Policy RD 1 supports development proposals subject to meeting tests (vii) and (viii) which oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and require 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.

Planning Policy Wales 3.1.4 confirms that factors to be taken into account in making planning decisions (material considerations) must be planning matters; that is, they must be relevant to the regulation of the development and use of land in the public interest, towards the goal of sustainability. The highway impacts of a development proposal are a material consideration.

Representations have been submitted relating to the impact of the proposal on the local highway network with particular concerns relating to the capacity of the highway network.

Highway Officers have assessed the application and information submitted and have not raised any concerns in relation to the proposal in respect of impact and capacity of the local highway network, access and egress arrangements, pedestrian/cycle links and parking provision.

It is proposed to alter the existing gated access on the A547 (Meliden Road) to form a vehicular access into the site, with the existing pedestrian and cycleway linking in to it (please see plan at front of the report).

An initial Transport Assessment (TA) was submitted as part of the application which assessed the impact of the development on the proposed site access, A547 / A5151 New Road / Rhyl Road Roundabout, and A547 / Dyserth Road / B5119 Waterfall Road Signalised Junction. However, Officers raised some queries in relation to the future capacity of the highway network due to the cumulative impact of proposed development sites (both committed and current applications) in the vicinity, as well as sites which are allocated in the Local Development Plan. The applicant has provided an additional 'Cumulative Transport Assessment' which includes the requested information and provides an assessment of the future capacity of the local highway network.

Concerns have also been raised with regard to the number of accidents in close proximity to the proposed development. Accident data for the past three years show that three accidents occurred, all resulting in slight severity injury. The area studied included the A547 / Dyserth Road / B5119 Waterfall Road signalised junction, A547 / A5151 New Road / Rhyl Road 4-arm roundabout and the A547 between both previous mentioned locations. All accidents identified occurred at varying locations within the study area which highlights the lack of any particular accident cluster spot.

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.

With regard to the specific issue relating to the capacity of the A547, Highways Officer have carefully considered this matter. The Cumulative Transport Assessment shows that there is sufficient spare capacity on the local highway network to accommodate the proposed development, along with other committed, allocated and current planning applications in the vicinity, as the overall impact of future development in the area is well within acceptable levels of growth.

The existing 40mph zone is also proposed to be extended approximately 40m north west of the proposed development access and will encourage traffic to reduce their speed well in advance of the development access point. Highways Officers have considered the matter raised by the Community Council that a 30mph speed restriction be considered in the area. The area in question has been assessed as a 40mph zone and with the addition of this development would not alter this. The length of the 40mph zone towards Rhuddlan would be extended however altering the speed limit to 30mph would be difficult to justify. It would however be re-assessed if there were problems in the area.

In noting the various concerns, it is significant that the Highway Officer has no objections to the proposal subject to the agreement to final details and there are no concerns in respect of the adequacy of the local highway network.

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

4.2.8 Affordable Housing

The Local Development Plan includes a number of policies which may be relevant to the provision of affordable housing within and outside identified settlement boundaries, in support of its strategies for meeting the needs of a growing population. The policies have been developed with regard to the objectives in Chapter 9 of Planning Policy Wales, and Technical Advice Note 2: Planning and Affordable Housing in relation to new housing provision.

Local Development Plan Policy BSC 4 seeks to ensure, where relevant, 10% affordable housing either on site on developments of 10 or more residential units or by way of a financial contribution on development of less than 10 residential units. The policy refers to the detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision.

Policy BSC 1 sets an expectation that developers should provide a range of house sizes, types and tenures to reflect local need and demand.

The Dyserth housing market assessment show there is a demand for smaller 2 and 3 bedroom properties needed in the area.

The proposal would provide 6 affordable dwellings on site, identified on the proposed site layout plan at plots 14,15,16,17,18 and 19. The properties comprise of 3 pairs of semi detached houses, 4 no. 2 beds (Oakley) and 2no. 3 beds (Warwick). In addition to the requirement to provide 6 affordable units on site, as the proposal is for 61 units, a financial contribution would be required for the 0.1 proportion as set out in the Affordable Housing SPG. On the basis of the development proposals and latest build costs provided by RICS, the contribution would be £9,820.72.

In Officers opinion, the proposals meet the requirements of Policy BSC 4 and guidance within the Affordable Housing SPG in relation to affordable housing provision.

A Section 106 agreement is required to secure the provision of affordable housing and the relevant financial contribution at the appropriate time in the development. The agreement would need to be completed prior to the issue of the planning permission.

4.2.9 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 1 – 30 dwellings, open space obligations should be met through financial contributions rather than onsite provision, however 5.4.9 of the SPG does state that the thresholds are

indicative, and onsite provision for sites of less than 30 will be considered on their merits.

The proposal indicates 2 large areas of open space of approximately 0.57ha in area. Located towards the front of the site, and linked to the existing playing field. 0.54ha of the site is allocated for open space and therefore the development exceeds the required on site provision of open space. Details of the children's play space provision should be provided along with details of how the open spaces and landscaping within the site are to be maintained, and this is suggested as a planning condition.

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

4.2.10 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. Within paragraph 13.6 of the SPG, there are exceptions set out in relation to the provision of school places based on the type of residential development proposed and the SPG states that contributions will not be sought in the following circumstances:-

- 1) Housing specifically designed for occupation by elderly persons (i.e. restricted by planning condition or agreement to occupation by those over aged 55 years or more) and also
- 2) 1 bed dwellings or 1 bed apartments or flats.

There are representations raising concerns over the capacity of local services to cope with additional dwellings, including at local schools.

The proposed development is for 61 dwellings, comprising of 2, 3 and 4 bedrooms. The Council's Education Section have been consulted and have made their calculations on the basis of the 61 dwellings, as none of the above exceptions apply in this case. The proposed residential development, based on recognised calculations, is expected to generate a need for 15 primary and 11 secondary pupil places.

On the basis of the current school roll information available, there is capacity at both primary (Ysgol Hiraddug) and secondary (Prestatyn High) school level, therefore no contribution towards education is required.

With respect to a number of comments made concerning the capacity of local schools to cope with additional housing/pupil numbers, this is not evidenced by the information provided by the Councils Education Section.

4.2.11 Odour

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 Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned,

and 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; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

A local resident has commented that the odour from the Waste Water Treatment Works on Meliden Road (opposite the application site), can cause problems for existing residents at certain times.

DCWW have also advised that the impact of odour from the adjacent water treatment plant should be considered.

The Council's Pollution Control Officer has assessed the Odour Assessment which has been submitted and raises no objections.

The Odour Assessment explains that monitoring surveys have been undertaken on five separate occasions and the assessment predicts 'slight to negligible' impacts across the application site, with likely reducing impact for the properties beyond 200 metres from the Works. This suggests that properties at the northern end of the site closest to the Works may experience occasional low level odours depending on local weather and prevailing wind conditions.

The Assessment also makes reference to the presence of phosphate in the final effluent treated at the Works and that this is normally removed to reduce odour impacts. Correspondence from DCWW indicated that it is scheduled to remove phosphate from the final effluent and is programmed for completion in 2020. It is relevant to note that a planning application was recently registered in January 2019 (ref 42/2018/1150/PF) for various works at the Dyserth Waste Water Treatment Works, and this application includes improvements to meet up to date phosphorous standards set out in the Water Framework Directive by the regulatory date of 31st March 2020. The odour assessment submitted with the application at the Water Works demonstrates that the proposed works will result in a slight reduction in predicted odour concentration results at a number of sensitive receptors.

As noted, Public Protection Officers are satisfied that the Waste Water Treatment Plant will not have an unacceptable impact upon the amenity of the proposed dwellings.

In conclusion, Officers are satisfied that odour has been satisfactorily and thoroughly assessed.

4.2.12 Archaeology

Local Development Plan Policy RD 1 test (iii) requires development to protect and where possible to enhance the local natural and historic environment.

Local Development Plan Policy VOE1 seeks to protect sites of built heritage from development which would adversely affect them, and requires that development proposals should maintain and wherever possible enhance them for their characteristics, local distinctiveness and value to local communities.

Planning Policy Wales (PPW 10), Section 6 'Distinctive and Natural Places' recognises the need to conserve archaeological remains. The consideration of archaeological remains and their setting is a material planning consideration in determining planning applications, whether those remains are a scheduled monument or not.

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a local planning authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging

consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

Clwyd Powys Archaeological Trust have raised no objection to the proposed development.

A Cultural Heritage Assessment has been submitted with the application. The Cultural Heritage Assessment was conducted in 2015 to inform the Site Development Brief (SDB), and identified 7 heritage assets within the site area of which 3 are of particular note:- A small finds scatter on the northern edge of the site, the metal finds were all post medieval and of mid 17th to late 19th century origin; The northern boundary of the site is the predicted line of a Roman Road (although there is no direct evidence on the ground); and finally at the centre of the field are the remains of a random arrangement of loose rubble positioned on the northern edge of a slight earthwork, measuring 10m east/west by 8m north/south. The Historic Environment Records the site as the possible remains of 'Maes Glas', a former building and possible building platform, possibly medieval or earlier in date.

As specified within the SDB a further Archaeological Evaluation has been undertaken. The archaeological potential of the site has been assessed by desktop study, field walkover and pre-determination evaluation. The overall site potential is considered to be low in the resulting reports.

The evaluation of the feature that was thought to be a house platform revealed that it was a former watering hole for stock with a crude revetment wall of limestone on the downslope side. Artefacts all dated to the 19th - 20th centuries. Upslope from the revetment wall is a backfilled hollow around the spring source which fed the watering hole. This feature is therefore of negligible significance and has been recorded. Trenches on the level summit of the hill did not reveal any significant archaeological features.

It is concluded that there are no adverse archaeological impacts likely to arise from the development.

Other matters

Health Board comments

In relation to the comments made by the Health Board, consideration of the application has involved assessment of elements of the design that have a bearing on health and well being ie provision of open space, design and landscape, accessibility and communication links for pedestrians and cyclists.

Consistency with Site Development Brief SPG

Having regard to the Site Development Brief, the proposal is considered acceptable in relation to the content and guidance within the Brief.

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 taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. 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 principle of residential development is considered acceptable in this location within the development boundary of Dyserth. The proposed development would provide 61 homes of which 6 would be affordable which would meet an identified need in the area.

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 considered acceptable.

5.3 It is considered that the proposal is in accord with the Site Development Brief in relation to all considerations and consultation responses from specialist consultees concur with this view.

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

1. Completion of a Section 106 obligation to secure affordable housing provision and contribution (£9, 820.72)

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.

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 (5 years from date of decision/S106 completed
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) Location plan (Drawing No. SL01) received 20 September 2018
 - (ii) Proposed site layout colour (Drawing No. SL01 Rev. F) received 20 September 2018
 - (iii) Proposed site layout (Drawing No. SL01 Rev. F) received 20 September 2018
 - (iv) Housetypes (House Pack Sept. 2018) received 20 September 2018
 - (v) Landscaping Proposals (Drawing No. P.972.18.03E) received 20 September 2018
 - (vi) Site Sections and finished floor levels of dwellings (Drawing No. MRD-IS.01Revision A) received 23 January 2019
 - (vii) Existing topographical survey (Drawing No. EL(9-)01 Rev. A) received 1 October 2018
 - (viii) Proposed access arrangements (Drawing No. SCP/18039/F01) received 1 October 2018
 - (ix) Proposed drainage layout (Drawing No. EL(95)01 Rev. G) received 1 October 2018
 - (x) Proposed Highway Setting Out Zone A (Drawing No. 15417 - EL (92) 01 - D) received 21st January 2019
 - (xi) Proposed Highway Setting Out Zone B (Drawing No. 15417 - EL (92) 02 - D) received 21st January 2019
 - (xii) Proposed Highway Vertical Alignment (Drawing No. 15417 - EL (92) 03 - D - 1 of 3) received 21st January 2019
 - (xiii) Proposed Highway Vertical Alignment (Drawing No. 15417 - EL (92) 04 - E - 2 of 3) received 21st January 2019
 - (xiv) Proposed Highway Vertical Alignment (Drawing No. 15417 - EL (92) 05 - D - 3 of 3) received 21st January 2019
 - (xv) Drainage Strategy & Flood Risk Assessment (CADARN Revision K) received 11th January, 2019)

3. No works in connection with the development hereby approved shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
- a) the arrangements for the parking of vehicles of site operatives and visitors;
 - b) the location of any construction compound and measures to reinstate the land following completion of the works
 - c) the hours of site works and deliveries
 - d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
 - e) the location of areas designated for the loading, unloading, and storage of plant and materials;
 - f) the proposals for security fencing or hoardings around the site
 - g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
 - h) wheel washing facilities;
 - i) a scheme for recycling/disposing of waste resulting from demolition and construction works.
 - j) any proposed external lighting
 - k) the piling methods, in the event that this form of foundation construction is proposed

The construction phase works shall be carried out strictly in accordance with the approved elements of the Statement.

4. No development shall be permitted to commence until the detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road/and access to the site, extension of existing 40mph zone, footway links and associated highway works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
5. The visibility splays shown on the approved plans shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 0.6 metres above the level of the adjoining carriageway.
6. The development shall be carried out in accordance with the recommendations and mitigation measures set out within the Extended Phase 1 Habitat Survey (CES Ecology dated July 2018).
7. Prior to the occupation of any of the dwellings, details of the fencing, wildlife corridor and landscaping of the public open space area to the north west of the access road to include gap filling of the existing hedgerow of the public open space shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the occupation of the dwellings.
8. Notwithstanding the submitted plans, prior to the commencement of the development, a revised landscaping scheme to include details of the timing of completion of the landscaping in relation to the phasing of development shall be submitted to and approved in writing by the Local Planning Authority. The revised landscaping scheme shall include details of supplementary planting of all existing boundary hedges and should include some semi mature trees where possible.
- The development shall be carried out strictly in accordance with the approved details.
9. 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.
10. 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. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the final phase 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.

11. Prior to the occupation of any of the dwellings on the site, a Landscape Management Plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas including the open spaces other than privately owned domestic gardens along with details of the laying out/equipping of all areas, minor artefacts and structures (e.g. furniture/seating, refuse or other storage units, signs, etc.) associated with the open spaces to include the timing of works, shall be submitted to and approved in writing by the Local Planning Authority.

The development and Landscape Management Plan shall be carried out and undertaken as approved.
12. 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 accordance with the approved details.
13. Only foul water from the development site shall be allowed to discharge to the public sewerage system and this discharge shall be made at manhole reference number SJ05793601 as indicated on the extract of the Sewerage Network Plan attached to this decision notice.
14. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.
15. The development shall be undertaken in accordance with the approved Drainage Strategy and Flood Risk Assessment (CADARN Consulting Engineers, Revision K, December 2018).
16. Prior to the commencement of any development a local employment strategy, containing details of measures which contribute to the promotion of local employment and training in association with the development, shall be submitted to and approved by the local planning authority. The local employment strategy shall be implemented in accordance with the approved details.

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 suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety, and to minimise the impact of this phase of the development.
4. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
5. To ensure that adequate visibility is provided at the proposed point of access to the highway.
6. In the interest of nature conservation.
7. In the interest of nature conservation.
8. In the interests of visual amenity and character of the area.
9. In the interest of visual amenity.
10. In the interests of visual amenity and character of the area.
11. In the interests of visual amenity and character of the area.
12. In the interests of visual amenity and character of the area.
13. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
14. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
15. In the interest of protecting the environment.
16. In the interest of protection of local employment.