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43/2019/0730

Scale: 1:1250

Printed on: 28/1/2020 at 14:35 PM

LAYOUT PLAN

Summary of Accommodations

Category	Unit Type	Count	Total Area (sqm)	Total Area (sqft)
Apartments	1-Bed	12	1,200	12,900
	2-Bed	18	3,600	38,700
Townhouses	1-Bed	6	600	6,450
	2-Bed	12	2,400	25,800
Total		48	9,600	103,800

Key

- Sale Boundary
- New High Boundary Wall
- Proposed Drive
- Individual Landmarking
- Number of parking spaces proposed to:
 - Driveways with side parking
 - Parking spaces allocated to individual Driveways
 - Bar/Burn in accordance with BS 5400: Part 1: 1990
 - Storage for C.V.S. 147000/148000

Notes

1. All dimensions are approximate.
2. The site is to be developed in accordance with the Planning Permission granted on 14/06/19.
3. The site is to be developed in accordance with the Planning Permission granted on 14/06/19.
4. The site is to be developed in accordance with the Planning Permission granted on 14/06/19.
5. The site is to be developed in accordance with the Planning Permission granted on 14/06/19.

MACBRYDE HOMES

Macbryde Homes Limited
 Macbryde House, Unit 28,
 St. Asaph Business Park,
 Ffordd Richard Davies, St. Asaph,
 Denbighshire, LL17 7JL, UK
 Tel: 01745 536677
 Fax: 01745 536688

Site: Plas Deva, Ffordd Talargorch, Meiden

Scale: 1:500@A2

Date: 28.08.19

Rev: F

Project: PD-SP02



LANDSCAPE PROPOSALS

Ascerta
Landscape | Trees | Ecology
t 0845 463 4804
e info@landscapesociety.com
www.landscapesociety.com

THE LONDON SCHOOL OF DESIGN
Landscape Architecture
100 City Road, London EC1Y 1AA
t 020 7552 3000
e info@lsd.ac.uk
www.lsd.ac.uk

Legend

Symbol	Description
(Red line)	Site Boundary
(Green wavy lines)	Grass
(Green with circles)	Planting
(Green with dots)	Gravel
(Green with horizontal lines)	Pathway
(Green with vertical lines)	Water Feature
(Green with diagonal lines)	Other

Notes

1. All planting is to be installed and maintained during the construction period. All trees to be installed during the construction period shall be subject to a 10% survival guarantee for the first year after planting.

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10. All trees to be installed during the construction period shall be subject to a 10% survival guarantee for the first year after planting.

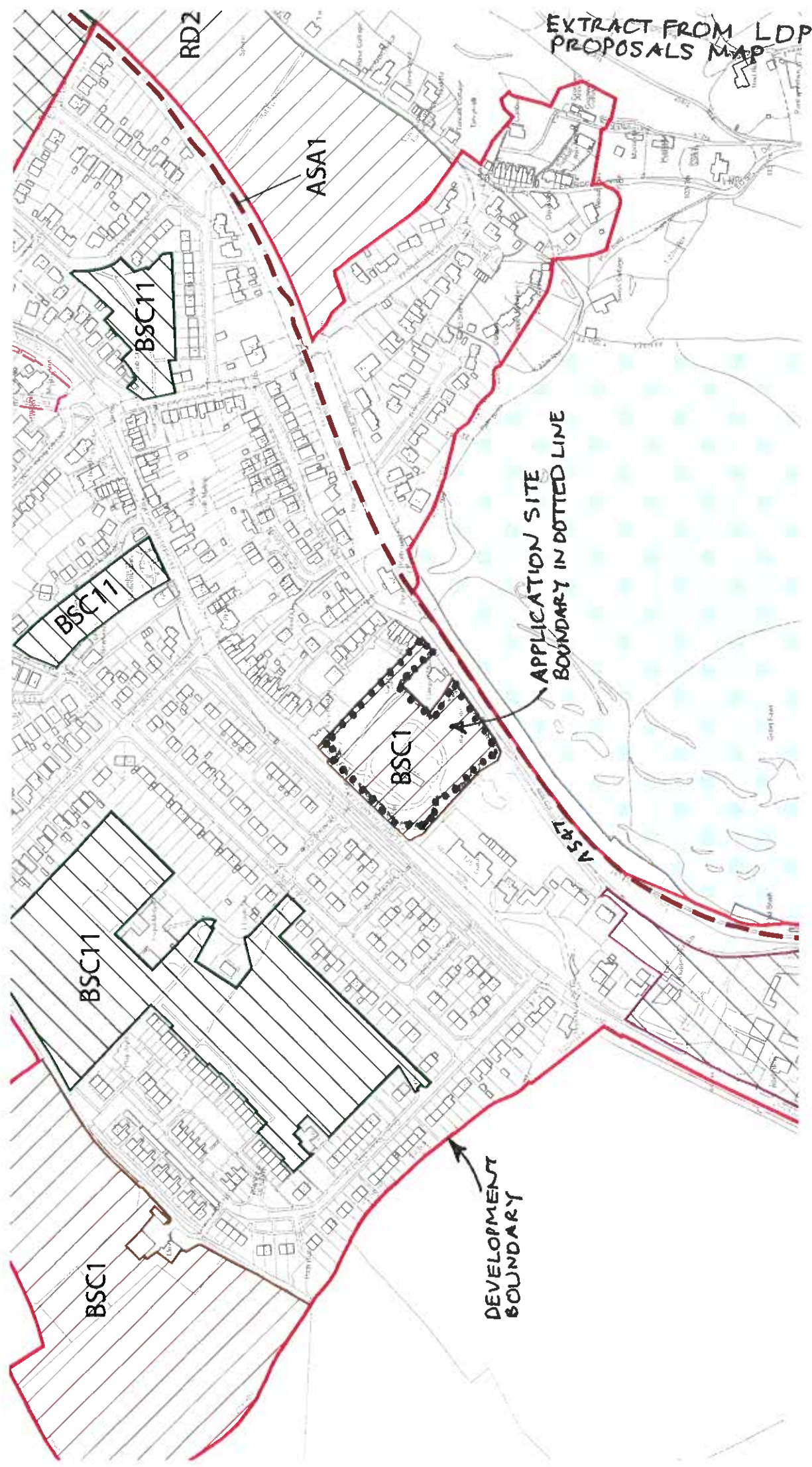


100 City Road

100 City Road

Scale: 1:1000
Date: 15/08/2019

EXTRACT FROM LDP PROPOSALS MAP



PROPOSED SITE LEVELS + SECTIONS



SECTION B-B



SECTION A-A



SECTION C-C



KEY:

- EXISTING OVERLIE PROFILES
- EXISTING CONTOURS & SPOT LEVELS ON PLAN
- PROPOSED QUARRY PROFILES
- PLOT BOUNDARY
- PROPOSED LAB LEVELS ON PLAN

MACRYDE HOMES

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 Fordal Road, St. Asaph,
 Denbighshire, LL17 0LJ,
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 Fax. 01745 536688

Site: **Plas Deva, Fordal Talargoch, Meirion**


Title: **Proposed Site Sections**

Scale: **1:500@A2** Date: **23.10.19**

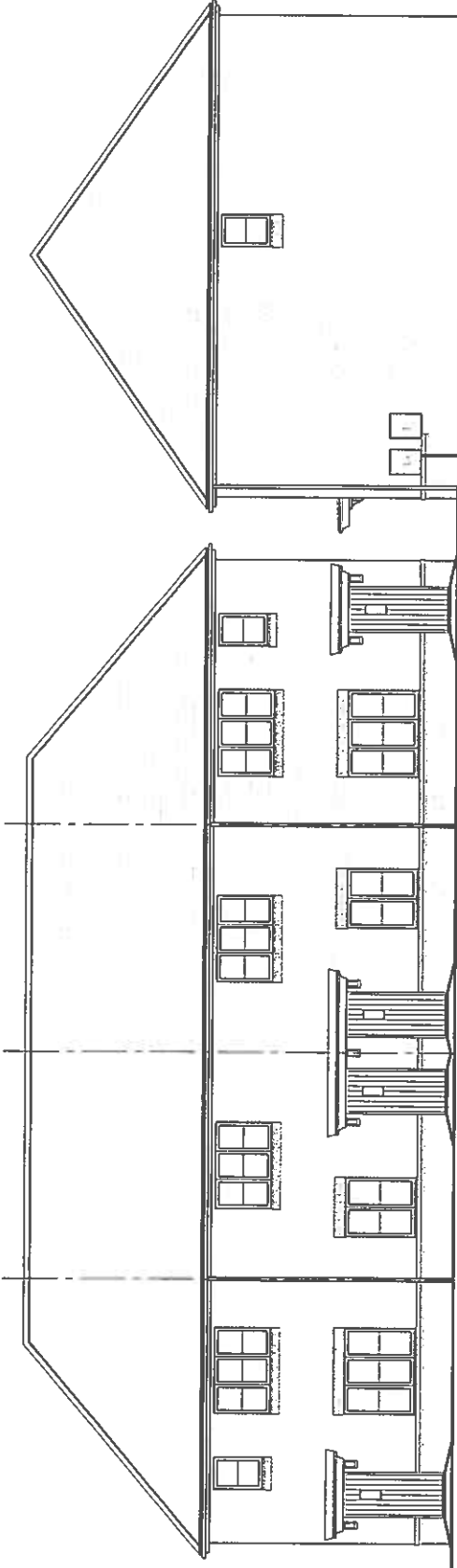
Ref: **PD-SECS-01**

TYPICAL DWELLING TYPE

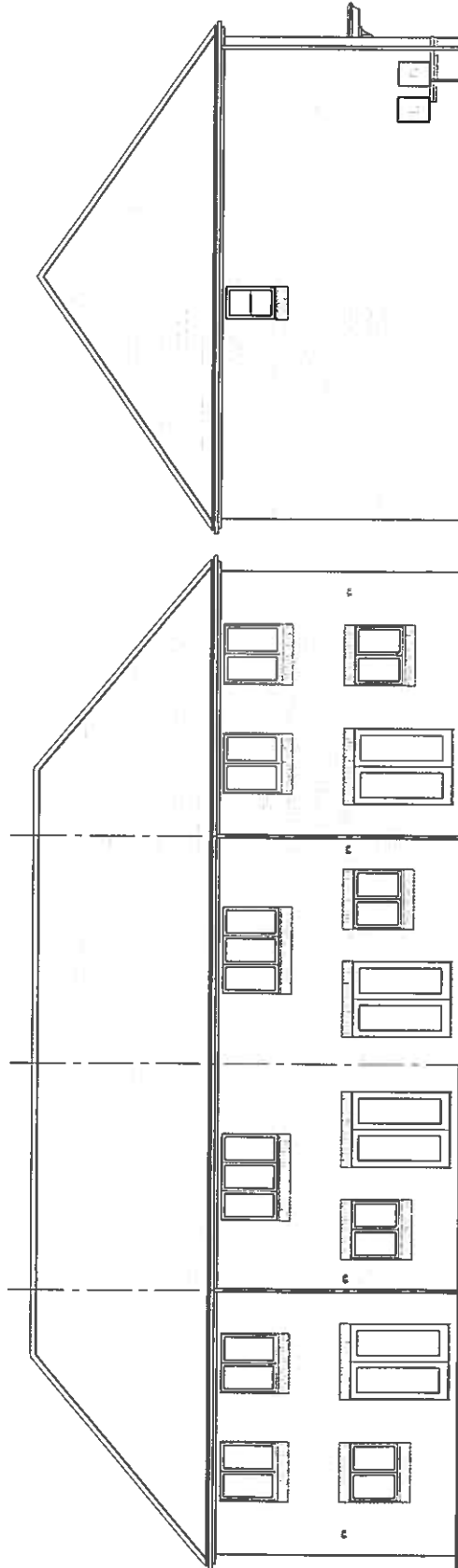
Rev: A	Description: Elevation amends	Date: 27.09.19
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MACBRYDE HOMES
 Macbryde Homes Limited,
 Macbryde House, Unit 28,
 St. Asaph Business Park,
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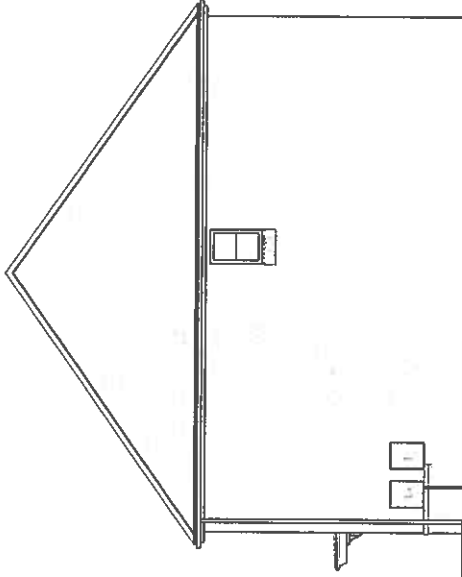
Site:	Flordd Talargoch, Meiriden
Title:	5P3B 4P2B 4 Block- Elevations
Scale:	1:100
Date:	15.08.19
Ref:	FTM-5P3Bx4-PL02
Rev:	A



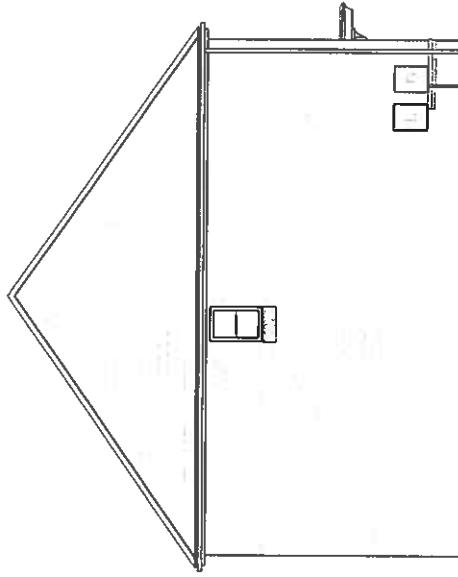
FRONT ELEVATION



REAR ELEVATION




SIDE ELEVATION



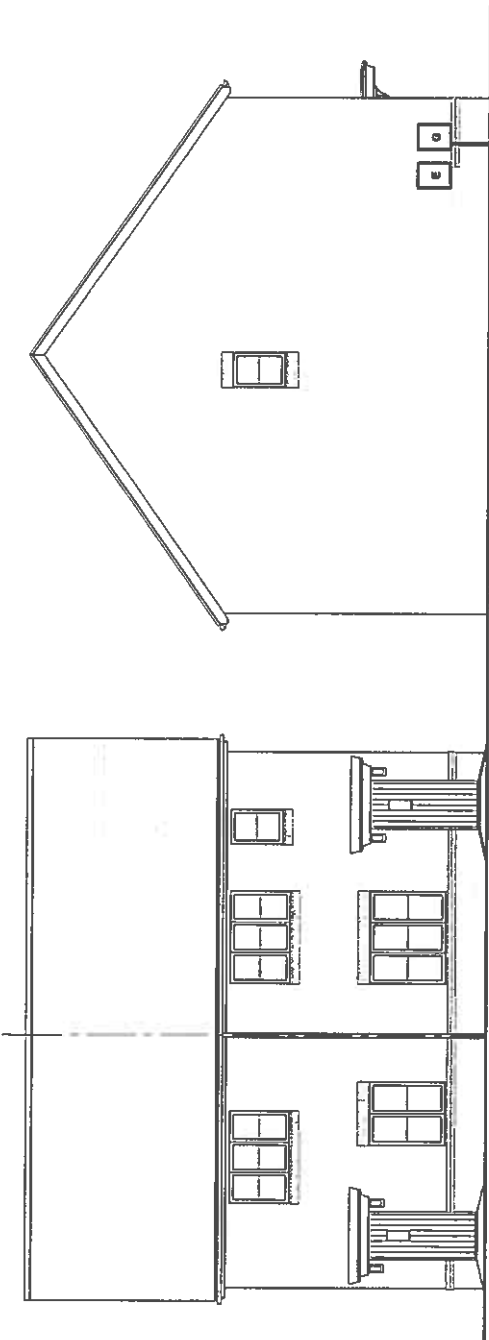
SIDE ELEVATION

TYPICAL DWELLING TYPE

Rev: A	Description: Elevation amends	Date: 27.09.19
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Site:	Ffordd Talargoch, Meliden
Title:	4P2B 5P3B Semi- Elevations
Scale:	1:100
Date:	15.08.19
Ref:	FTM-4P2BSx2-PL02
Rev:	A



4P2B - 880sqft/ 81.7sqm

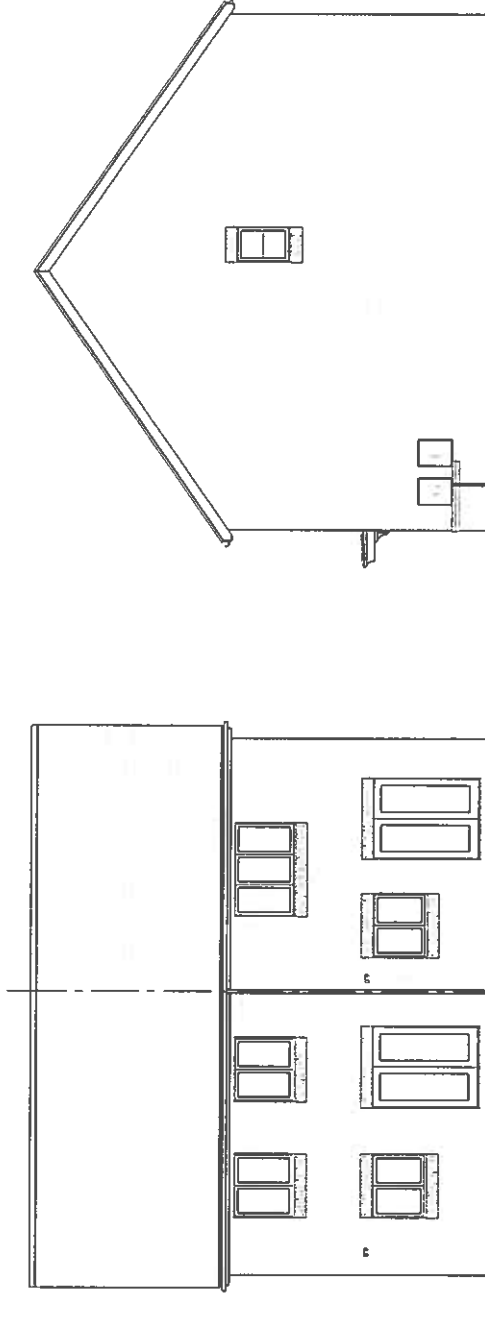
FRONT ELEVATION

5P3B - 999sqft/ 92.8sqm

SIDE ELEVATION

4P2B - 880sqft/ 81.7sqm

SIDE ELEVATION



5P3B - 999sqft/ 92.8sqm

REAR ELEVATION

4P2B - 880sqft/ 81.7sqm

SIDE ELEVATION

5P3B - 999sqft/ 92.8sqm

TYPICAL DWELLING TYPE

Date:

Rev: Description:



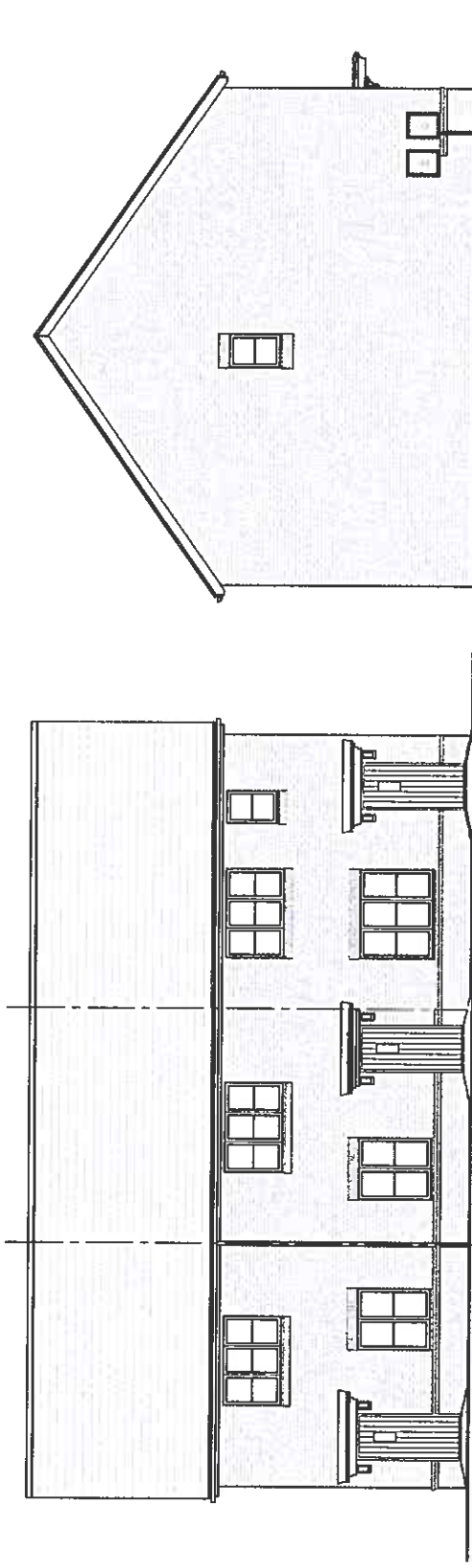
Macbryde Homes Limited,
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Ffordd Richard Davies, St Asaph,
Denbighshire, LL17 0LJ.
Tel: 01745 536677
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Site:
Ffordd Talargoch, Meliden

Title:
4P2B 5P3B 3 Block- Elevations - Gable

Scale: 1:100 Date: 15.08.19

Ref: FTM-4P2Bx3-PL03

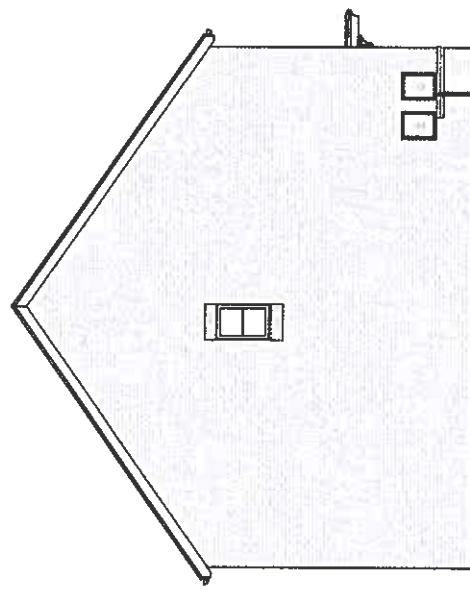


4P2B - 880sqft/ 81.8sqm

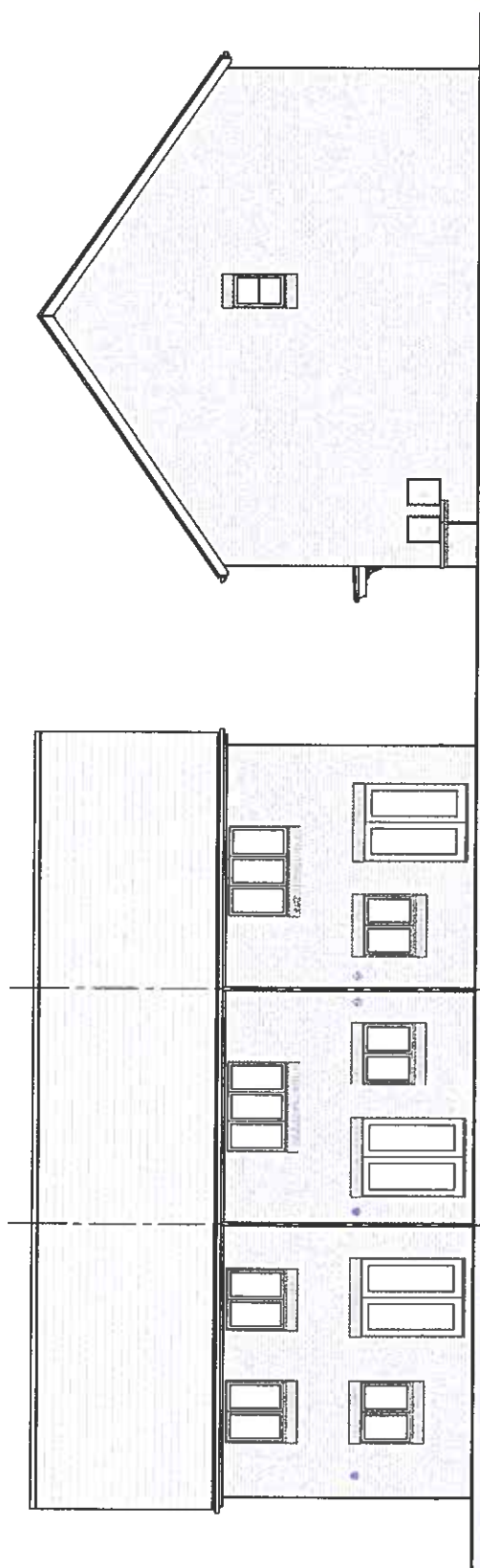
4P2B - 880sqft/ 81.8sqm

5P3B - 995sqft/ 92.8sqm

FRONT ELEVATION



4P2B - 880sqft/ 81.7sqm

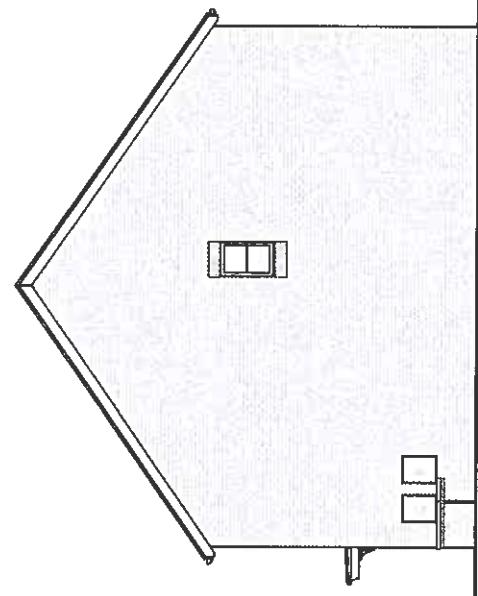


5P3B - 995sqft/ 92.8sqm

4P2B - 880sqft/ 81.8sqm

4P2B - 880sqft/ 81.8sqm

REAR ELEVATION




5P3B - 995sqft/ 92.8sqm

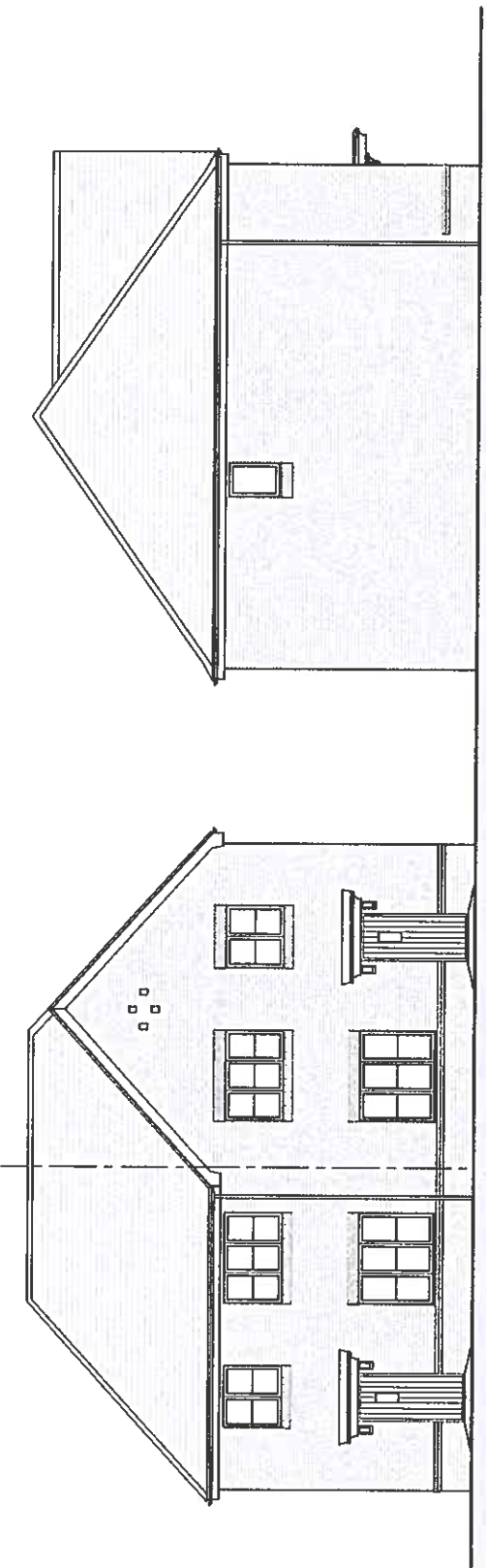
SIDE ELEVATION

TYPICAL DWELLING TYPE

Rev: A	Description: Elevation amends	Date: 27.09.19
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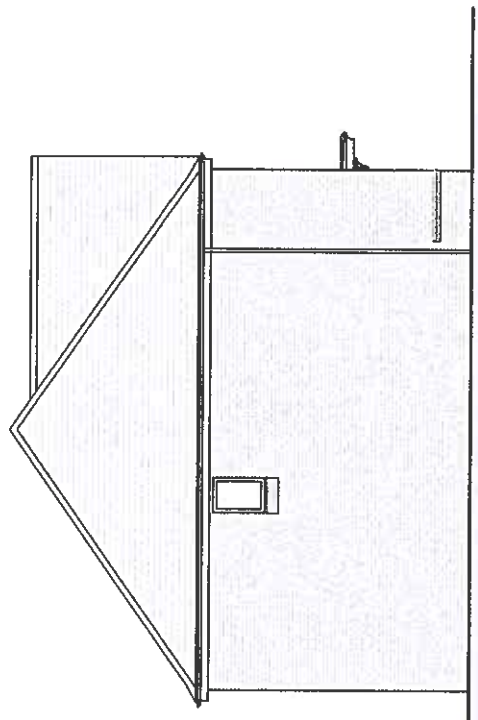

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 Fax. 01745 536688

Site: Ffordd Talargoch, Meiriden	
Title: 6P4B - Elevations	Date: 19.07.19
Scale: 1:100	Ref: A
Ref: FTM-6P4P-PL02	



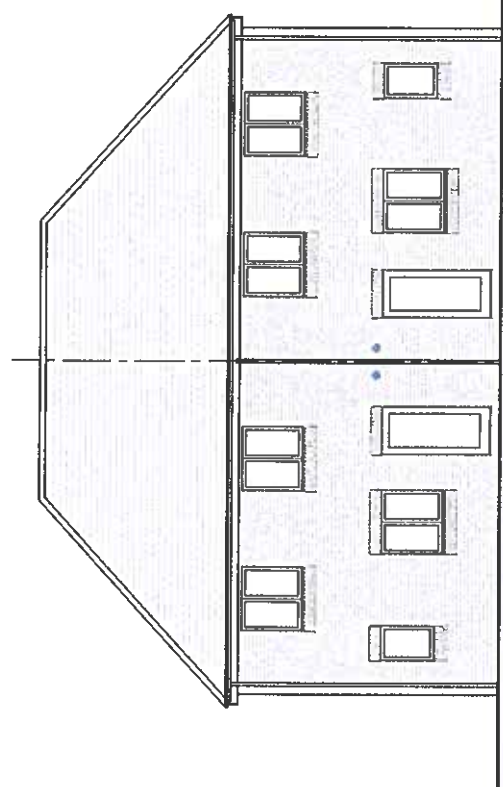
6P4B

FRONT ELEVATION



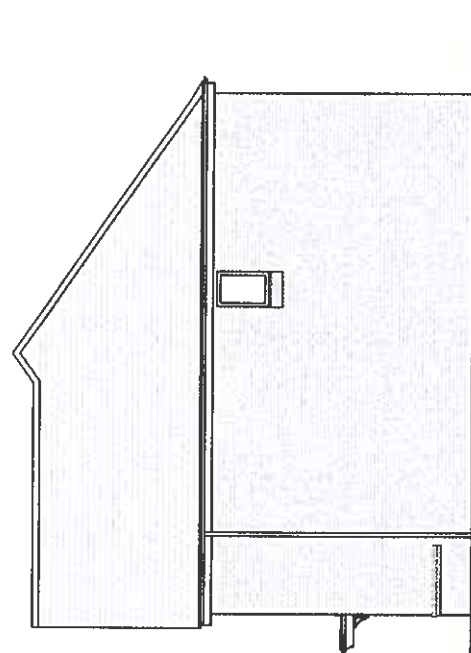
6P4B

SIDE ELEVATION



6P4B

REAR ELEVATION



6P4B

SIDE ELEVATION

PROPOSED BAT BARN

Rev: Description:	Date:



MACBRYDE
HOMES

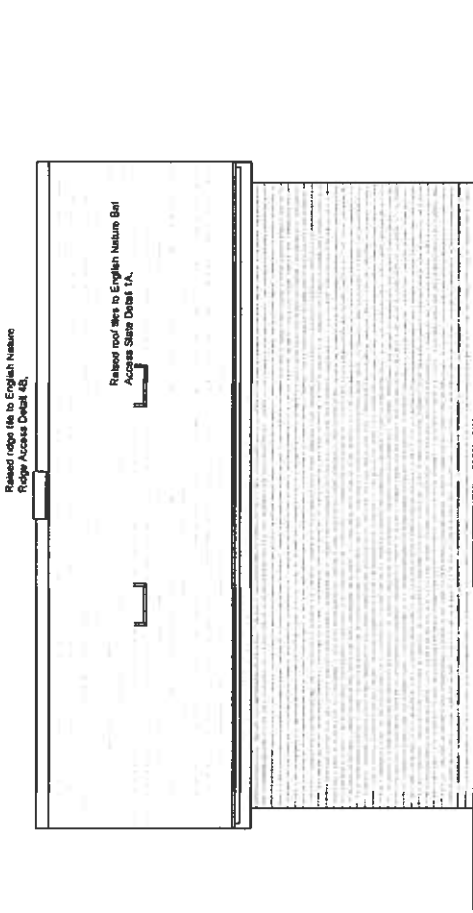
Macbryde Homes Limited,
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St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
Denbighshire, LL17 0LJ.
Tel. 01745 536677
Fax. 01745 536688

Site: Ffordd Talargoch, Meirion

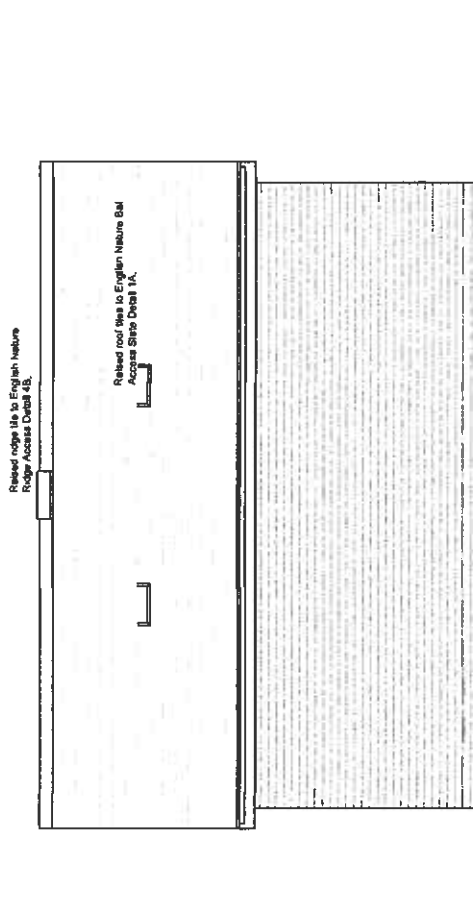
Title: Bat Barn - Elevations

Scale: 1:50 Date: 05.12.19

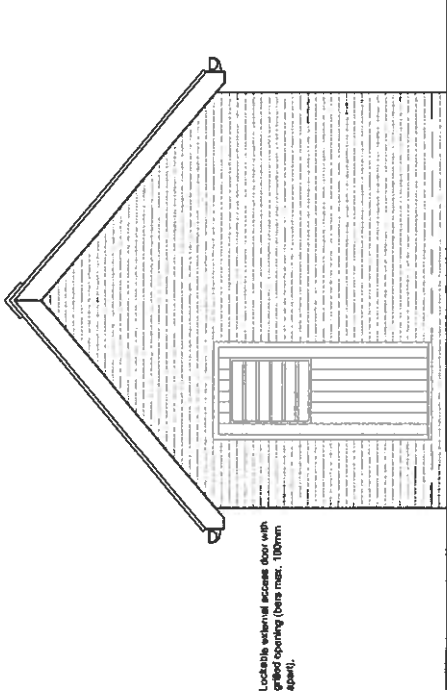
Ref: FTM-BatB-PL02 Rev: -



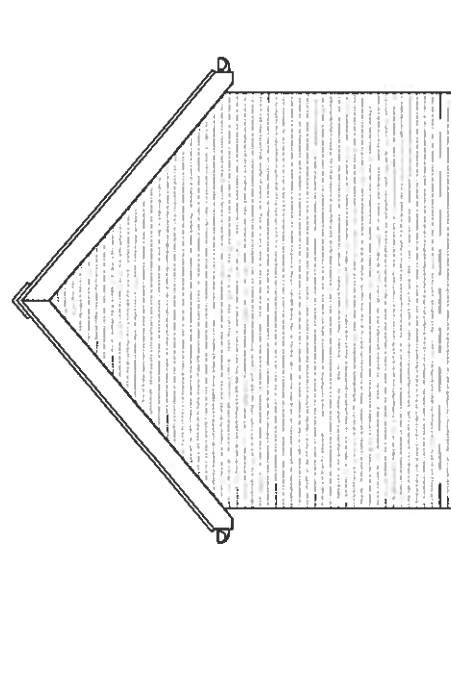
Side Elevation (East Facing).



Side Elevation (West Facing).



Front Elevation (North Facing).



Rear Elevation (South Facing).

WARD : Prestatyn Meliden

WARD MEMBER: Councillor Peter Evans

APPLICATION NO: 43/2019/0730/ PF

PROPOSAL: Erection of 41 affordable dwellings and associated works

LOCATION: Former Plas Deva Caravan Park Ffordd Talargoch Meliden
Prestatyn LL19 8NR

APPLICANT: Macbryde Homes Ltd.

CONSTRAINTS Tree Preservation Order

PUBLICITY Site Notice - Yes
UNDERTAKEN: Press Notice - Yes
Neighbour letters - Yes

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

- Community Council concerns over impact of increased traffic on highway

CONSULTATION RESPONSES:

PRESTATYN TOWN COUNCIL

Original Response

"No Objection subject to planning conditions:-

Traffic impact on A547 is a concern as road already considered to be at capacity.

Historic boundary wall should be preserved, surveyed and any defects remedied.

Mature trees on site should be protected.

Affordable housing should be given priority to local people."

Re-consultation response

"Observations

Proposed reorientation of plots 24/25/26 - are plans available?

Position regarding future of Ffordd Talargoch Villas requires clarification.

Concerns about impact of increased traffic on adjoining highway

Committee would welcome a site meeting to clarify proposed changes."

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

Original Response

"Although just outside the AONB the Joint Committee considers this site to be within the setting of the protected landscape. It is noted that the site is allocated for housing in the LDP and the committee has no objection in principle to its development and welcomes the provision of much needed affordable housing to meet local need.

The existing TPO protected tree cover on the site eases the transition of the built up area of Meliden into the adjoining countryside of the AONB and, although it is accepted that some trees will have to be removed to facilitate development, the committee is of the view that the best trees should be retained and accommodated within the scheme. This latest layout retains a

number of the most important trees on the site within the proposed open space, which is welcomed, but two other significant trees (T.13 and 14) which are important landscape features are to be removed and the committee would favour a layout which retains one or ideally both of these Ash trees. The comments of the Forestry Officer that they may succumb to ash dieback is noted but there is no indication of disease at present and their future prospects are unknown. Retention and management of much of the tree cover (G.3) along the south eastern boundary which abuts the Prestatyn-Dyserth Way and the AONB is also supported.

The stone boundary wall along the road frontage is a locally distinctive feature and a reminder of the quarrying heritage of the area, and the Joint Committee would recommend that this should be retained, traditionally restored and extended to the entire site frontage. The stone boundary wall along the south eastern boundary should be similarly retained and restored.

The inclusion of a footpath link to the Prestatyn-Dyserth Way and the wider local footpath network serving the AONB in the latest layout is welcome, but the committee would suggest that to facilitate its use this should be accommodated within a wider and more attractive landscaped corridor than the narrow alley which is currently shown. Whilst enhanced opportunities to access the AONB and to promote active travel are supported this does bring additional maintenance and network development costs to which the committee would welcome any developer contributions which may be negotiated as part of a S.106 agreement.

Finally, an external lighting plan is required to ensure that street lighting and any other external lighting is designed and managed to conserve the AONB's dark sky and nocturnal wildlife."

Response to re-consultation

"Thank you for consulting the AONB on this amended application. The following additional observations are submitted on behalf of the Joint Committee.

The Joint committee welcomes confirmation that the existing local stone frontage and rear boundary walls will be retained and restored as part of the development, but is disappointed that more existing trees have not been retained and that the opportunity to enhance the proposed Prestatyn – Dyserth Way footpath link has not been taken.

The schedule of materials specifies brick wall facings for all the new dwellings but this is not a common material in this part of Meliden, and the committee would suggest that the development would better reflect the existing character and appearance of the locality if some rendered units were included, notably along the Ffordd Talargoch frontage.

The proposed street lighting plan is acceptable, but the committee would recommend that the colour temperature of the luminaires should be 3000K and not 4000K as specified to conserve the AONB's dark sky and nocturnal wildlife."

NATURAL RESOURCES WALES (NRW)

Original responses

Provided comments on the detailing of the proposal in relation to Landscape Impact given the proximity of the site to the AONB and the need to address place requirements - development should avoid urbanising the site; retain features of Meliden's rural heritage (stone boundaries and important trees; connect well and avoid visually intruding upon roadside views of Graig Fawr and help reconcile and improve the incremental and in places detractive ribbon development that has taken place along Ffordd Talargoch.

Also requested additional Ecological information is submitted.

Response to re-consultation

Note additional Ecological Information submitted and consider this is mainly acceptable. Details are required on Bat Conservation Plan, the long term management of trees on the south eastern boundary, and the retention and protection of trees and amended layout/planting plan to make space for additional planting.

DWR CYMRU / WELSH WATER

No objection to the proposal having regard to impact on their assets, sewage treatment and water supply. Request inclusion of Advisory Notes within any consent.

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objection subject to the inclusion of planning conditions.

- 1) As the larger house and outbuildings will be demolished and are of at least local architectural and historical significance they should be fully recorded to preserve a record of the character, function, fabric, date and phases of use of these buildings. The record will be lodged within the Historic Environment Record; and
- 2) A watching brief should be maintained during ground works for new foundations in the south west corner of the site to identify and record any remains of the former building

CLWYD BADGER GROUP

Concerns relating to proximity of badger activity.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer

Original Consultation

In response to the original submission, requested clarification on access visibility details and services within the site.

Comments on Re-consultation

Capacity of Existing Network

Criteria viii) of Policy RD 1 advises that proposals should not have an unacceptable effect on the local highway network as a result of congestion, danger and nuisance arising from traffic generated and incorporates traffic management/calming measures where necessary and appropriate.

Questions have been raised 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. As part of recently approved developments on land to the south of the A547, Dyserth (application reference 42/2018/0923) and North of the A547, Rhuddlan (Application Reference 44/2018/0855) MacBryde Homes commissioned SCP to provide a cumulative impact assessments of all potential developments that will have an impact on the A547 and subsequently a 'Cumulative Transport Impact Assessment' report was summarised in a report dated January 2019 and submitted for both applications.

The report identified that the key junctions along the A547 (A547 / Dyserth Road / B5119 Waterfall Road signalised junction and A547/A5151 New Road/Rhyl Road Roundabout) would continue to operate within capacity with all the proposed developments sites (both committed and current applications at the time), along the sites that are allocated in the Local Development Plan.

As Plas Deva site is allocated with the Local Development Plan, the traffic generated by this development was included in the cumulative impact assessment work and on this basis it was identified that there would be no concern over the cumulative impacts of this development.

The accident data obtained for a 5 year period shows that there has been 5 accidents which were recorded in close proximity to the site access. These accidents were not related to the site location and this record does not lead to any significant concerns by the proposed development.

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

Accessibility

At 8.7.1 Planning Policy Wales (PPW) specifies that when local planning authorities determine planning applications they should take account of the accessibility of a site by a range of different transport modes. TAN 18 at 6.2 states that walking should be promoted as the main mode of transport for shorter trips. Section 6.2 goes on to specify that when determining planning applications local planning authorities should;

- ensure that new development encourages walking as a prime means for local journeys by giving careful consideration to location, access arrangements and design, including the siting of buildings close to the main footway, public transport stops and pedestrian desire lines;
- ensure that pedestrian routes provide a safe and fully inclusive pedestrian environment, particularly for routes to primary schools;
- ensure the adoption of suitable measures, such as wide pavements, adequate lighting, pedestrian friendly desire lines and road crossings, and traffic calming;

Policy RD1 of the LDP states that development should provide safe and convenient access for disabled people, pedestrians and cyclists. Policy ASA 2 of the LDP identifies that schemes may be required to provide or contribute to the following;

- Capacity improvements or connection to the cycle network;
- Provision of walking and cycling links with public transport facilities;
- Improvement of public transport services.

The Transport Statement demonstrates that the development is sustainable with good accessibility to the site for those travelling by foot and bicycle and is located close to bus stops which provide regular services throughout the week days.

Pedestrian and cycle access will be provided from the same location as site access and a pedestrian link will be provided onto the Public Right of Way / Pen Y Maes on the south eastern section of the site.

Having regard to the location of the existing site and existing arrangements it is considered that the proposals are acceptable in terms of accessibility and the policy requirements identified above.

Site Access

Criteria vii) of Policy RD 1 of the Denbighshire Local Development Plan (LDP) requires that developments provide safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles. In order to comply with this requirement site accesses should meet relevant standards. Technical Advice Note 18: Transport (TAN 18) specifies at 5.11 that new junctions must have adequate visibility and identifies Annex B as providing further advice on required standards.

The vehicular access to the development will be along the A547 and will take the form a simple priority controlled T-Junction. The proposed internal estate road will be 5.5m carriageway with 2m wide footways on both sides.

Visibility at the proposed site access will be 2.4m x 90m and in accordance with TAN 18 guidance.

The proposed site access arrangements demonstrate compliance with the visibility standards set out in Annex B TAN 18 and are therefore considered to be acceptable.

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

Criteria vii) of Policy RD1 of the LDP states that development should provide safe and convenient access for disabled people, pedestrians, cyclists, vehicles and emergency vehicles together with adequate parking, services and manoeuvring space.

Specific design guidance is contained within the following documents;

- Manual for Streets
- Denbighshire County Council Highways and Infrastructure: Minimum Specification for the Construction of Roads Serving Residential Development and Industrial Estates
- Denbighshire County Council: Specification for Highway Lighting Installations
- Denbighshire County Council: General Requirement for Traffic Signs and Road Markings

The vehicular access to the development will be along the A547 and will take the form a simple priority controlled T-Junction. The proposed internal estate road will be 5.5m carriageway with 2m wide footways on both sides

Pedestrian and cycle access will be provided from the same location as the site access and it is proposed to provide a link the existing Public Right of Way onto Pen Y Maes on the south eastern section of the site

In order to demonstrate that the site can be serviced sufficiently, swept path analysis has been submitted and shown in Drawing No: SCP/190527/ATR01 Appendix C. The swept path analysis demonstrates that service and refuse vehicles can enter the site via the site access, turn within the site at appropriate points, and exit the site in a forward gear.

Having regard to the details provided and guidance identified above, it is considered that the on-site highway arrangements are acceptable.

Parking

Policy ASA 3 requires that development proposals, including changes of use, will be expected to provide appropriate parking spaces for cars and bicycles. Supplementary Planning Guidance Note: Parking Requirements in New Developments (Parking SPG) identifies the required standards.

Policy ASA 3 also identifies circumstances that will be given consideration when determining parking provision. These circumstances are;

- The site is located within a high-densely populated area;
- Access to and availability of public transport is secured;
- Parking is available within reasonable distance of the site;
- Alternative forms of transport are available in the area.

The parking for each plot will be taken in a mixture of driveways and parking bays close to each plot and it has been identified that the parking provided is in accordance with D.C.C.'s parking standards and in line with the Policy ASA 3.

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

Having regard to the detailed assessments above, taking into consideration the capacity of the existing highway network, accessibility, site access and site layout, Highways Officers would see no reason to object to the proposed development, subject to appropriate conditions requiring submission of all highway details and a condition to ensure the visibility splays are kept free of any obstructions.

Public Protection Officer

No objection subject to conditions requiring the submission of a remediation strategy and verification report.

County Ecologist

No objection subject to the inclusion of conditions to ensure the development is carried out in accordance with mitigation proposals, landscaping and management plans. A Licence will be required from NRW.

Flood Risk Engineer

No objection, SAB approval is required

Strategic Housing & Policy Officer

No objection

Tree Specialist

Original response

The Category A beech (T3), Category B holm oak (T16) and Category B2/C2 monkey puzzle (T15) are being retained within a proposed open space. The layout also allows for the trees to be retained along the southern boundary but it is likely that they will need to be cut back quite hard to the rear of plots 21 to 23 where the depth of rear garden is much shorter. There are also several trees within G3 that are in poor condition and require removal.

Unfortunately, the other trees on the site will be removed including the ashes (T13 and T14). These two trees are good specimens but may succumb to ash dieback, would restrict development if retained and would prevent the remediation of the contamination within their vicinities.

As a group the trees in the centre of the site provide amenity but they are generally poor quality and it is considered more important to retain trees that will be more visible from outside the site post development.

Recommends submission of an Arboricultural Method Statement (AMS) and offers suggestions relating to landscaping detail proposed.

Re-consultation response

No objection to AMS submitted and amended landscaping details.

RESPONSE TO PUBLICITY:

None

EXPIRY DATE OF APPLICATION: 12/2/2020

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 Full planning permission is sought for a development involving 41 affordable dwellings and associated works on land at the former Plas Deva Caravan Park site in the village of Meliden.

1.1.2 The main elements of the proposal are:

- The erection of 41 semi detached and terraced houses and flats comprising a mix of:
 - 8 no. 1 bed flats
 - 19 no. 2bed houses
 - 12 no. 3 bed houses
 - 2 no. 4 bed houses
- 4 different house types, all of which are 2 storey.

- Provision of off street parking spaces for each plot with private rear amenity areas for each dwelling.
- 41 affordable houses offering a mixed tenure of rent to own, intermediate rent and affordable rent.
- The properties would be constructed using facing brick, with slate grey concrete roof tiles and uPVC windows.
- An altered vehicular, pedestrian and cycle access off the A547
- Associated boundary stone walls retained and concrete panels/metal gates replaced with fencing
- Removal of redundant building (former caravan park manager/owners accommodation known as Talargoch Villa)
- Tree removal within and on the boundaries of the site with some tree works required to remaining trees
- Approximately 1000sqm of open space located at the front corner of the site, containing the retained high quality trees.
- Erection of a Bat Barn within the proposed open space area.
- Footpath link to the Prestatyn – Dyserth Walkway
- Hard and soft landscaping

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

- * Planning, Design & Access Statement
- * Pre Application Consultation Report
- * Extended Phase 1 Habitat Survey
- * Bat Survey
- * Reptile Survey
- * Arboricultural Impact Assessment and Arboricultural Method Statement
- * Transport Statement
- * Drainage Assessment
- * Traffic Noise Assessment
- * Geo Environmental Report
- * Construction Method Statement
- * Local Employment Strategy
- * Landscape Management Plan
- * Lighting Detail

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

1.2 Other relevant information/supporting documents in the application

1.2.1 The supporting documents include a Design and Access Statement. The statement refers to the other documents submitted with the application and how these assist the consideration of the proposals.

- It states that

..... 'The applicant is an experienced housebuilder and the product that it builds is of an exceptional high-quality. The proposed development is no exception and detailed consideration has been given to the proposed layout and design of the scheme, to ensure it achieves a high standard of design and is in-keeping with the existing character and appearance of the surrounding area.

- *41 dwellings are proposed as part of the development, comprising a mixture of one, two, three and four bedroom properties. A mix of housetypes and tenures are proposed including flats and terraced properties. The maximum height will be two-storeys, in keeping with the surrounding area and in compliance with Policy RD 1 and TAN 12. The orientation of the buildings and plots will ensure that the site benefits from natural surveillance and overlooking, and will provide inclusive design in accordance with the Councils Residential Development Design Guidance.*

- The proposed new density across the site is 45dph, in accordance with the Council's requirement of a minimum 35dph within Policy BSC 1 and seeks to ensure that the proposed development makes the most efficient use of land. The proposed site area extends to 1ha, of which 0.1ha is proposed for open space, in compliance with Policy BSC11 and the Council's Recreation Public Open Space SPG. Consideration has also been given to the Residential Space Standards SPG which stipulates the minimum Gross Internal Area (GIA) required for each of the properties. The proposed GIA floorspace is substantially above the minimum standards required within the SPG, ranging from 51 to 111sqm.
- Landscaping and tree planning are proposed throughout the development, as shown in the Landscaping and management Plan, and over 0.1ha of open space required.
- In relation to Highway considerations,
 - a Transport Assessment has been submitted alongside detailed access drawings. Access to the site will be via the A547 and will take the form of priority controlled T junction, include a 5.5m wide carriageway and 2m wide footpath on both sides which includes pedestrian and cycle access with an additional pedestrian link provided in to the public right of way along the south-east boundary of the site.

In relation to highway capacity, the maximum number of vehicular trips arising from the development will be 31 two-way trips during the AM peak and 20 two-way trips during the PM peak. The cumulative impact of the proposed development, in conjunction with their recent scheme at Dyserth (Ref: 42/2018/0923) and Rhuddlan (Ref: 44/2018/0855) has been assessed. It concludes that the A547 / Dyserth Road/Waterfall Road Signalised Junction and New Road/Rhyl Road Roundabout would continue to operate within capacity, alongside committed, current, and allocated sites. Given that the Site is a housing allocation within the LDP, the traffic generated by this scheme was included in the cumulative impact assessment, and there are no identified concerns with the proposed development scheme from a highway perspective.

In view of the above, it is considered that the proposed scheme and accompanying Transport Assessment and Transport Implementation Strategy and associated proposed layout and access plans, demonstrate scheme compliance with Policies RD1 and ASA3; Parking Standards SPG; TAN18, PPW10 (Paragraph 3.1.4); and Active Travel Act (Wales) 2013.

In relation to drainage:

- *a Drainage Assessment has been prepared as part of the application. The disposal of surface water by infiltration is not expected to be feasible owing to the ground condition. In the absence of any waterbodies or surface water sewers, surface water from the Site will therefore be directed to the existing highway drainage system located in Ffordd Talargoch. It is proposed the foul water from the proposed development will be directed to the 150mm VC public combined water gravity sewer, located immediately to the north of the Site.*

These proposed drainage measures are considered to be acceptable; they will ensure that the proposed development does not increase flood-risk elsewhere and that surface water run-off can be sustainably managed and compliant with Policy VOE 6 and TAN15, NRW guidance, and the latest national standards on SUDS.

- The concluding section states:
'The Site is located within the Development Boundary of Meliden, it is an allocated site, and there is a clear need for market and affordable housing within Meliden. The existing housing land supply shortfall within the County, as evidenced in the JHLAS, is also a significant material consideration in the determination of this Applications.

This Statement has clearly demonstrated that the proposed development will be of a high-quality design, in keeping and reflective of the local character, and will not impact negatively on residential amenity nor the local highway network. The proposed development will not give cause to any harm to the local landscape and ecological value.

The proposed development demonstrates full compliance with the objectives of the PPW10 and will deliver social, economic and environmental benefits for the local area. Crucially, it will deliver new housing in the short-term, helping to address the significant housing land supply shortfall identified within this Statement, delivering much needed affordable housing in a sustainable urban location.'

1.3 Description of site and surroundings

- 1.3.1 The site comprises of approximately 1ha of land, consisting of a series of terraces sloping upwards to the rear of the site from the A547 (Ffordd Talargoch).
- 1.3.2 The land was formerly occupied by 'Plas Deva Caravan Park' which was a static and touring caravan site licenced for 65 caravans. The caravan park is thought to have ceased operating in 2006 or 2007, prior to the submission of an outline application for residential development in 2007.
- 1.3.3 The site contains all of the original concrete bases for the caravans and the former site manager's dwelling, known as 'Talargoch Villa' (or 113 Ffordd Talargoch). The site is now very overgrown having been unused for many years.
- 1.3.4 The site contains a number of trees, some of which are protected by a Tree Preservation Order (those located in a group to the front of the site).
- 1.3.5 There is an existing vehicular access to the site in the north eastern corner, and a secondary vehicular access off an existing track to the south western boundary, which is now gated. The site shares its access with a private dwelling to the rear of the site (Gwrych Mount) which has a right of way running through the site.
- 1.3.6 Along Ffordd Talargoch, partly along the south western boundary and the rear boundary along the Prestatyn to Dyserth Walkway the site is bounded by a stone wall along with trees and other undergrowth.
- 1.3.7 To the north western boundary is Ffordd Talargoch (A547), to the north eastern boundary is the former Meliden Garden Centre site (which is now vacant), to the south western boundary is the Prestatyn to Dyserth walkway which lies at the base of Graig Fawr, and to the south western boundary is a private access road which leads to land to the rear of the adjacent garage and car sales site 'Prestatyn Car Sales' which has permission for the development of 7 dwellings.
- 1.3.8 Plans indicating the context of the site location along with detailing of the proposal are attached to the front of the report.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site is within the development boundary of Meliden on the proposals map of the Local Development Plan (LDP).
- 1.4.2 The site is allocated for housing in the LDP. An extract from the Proposals Map is included at the front of the report.
- 1.4.3 The hill at Graig Fawr rises to the rear of the site and is within the Area of Outstanding Natural Beauty (AONB) and is designated as a Site of Special Scientific Interest (SSSI).
- 1.4.4 The site contains a number of trees, including a group to the front of the site which are protected by a 1950 Tree Preservation Order.
- 1.4.5 Meliden was a former mining area, obliging due consideration of ground conditions for potential contamination.

1.5 Relevant planning history

- 1.5.1 There are lapsed outline planning permissions dating back to 2007 and 2011 for residential development on the site.

1.6 Developments/changes since the original submission

- 1.6.1 A revision to the layout of plots 24, 25 and 26 has been submitted, along with a number of amendments to the landscaping detail following discussions with the County Ecologist.
- 1.6.2 In response to consultee responses, further ecological information has been submitted, along with an Arboricultural Method Statement, Landscape Management Plan, revised Drainage Assessment, Construction Method Statement, Local Employment Strategy and Lighting details.
- 1.6.3 A draft Unilateral Undertaking has also been submitted to secure the affordable housing and open space provision and contribution.
- 1.6.4 Clarification has been sought from the applicant in relation to the possible retention of the existing building on site known as Talargoch Villa following a request by the Local Member. The applicant has confirmed this is not possible, and an explanation is provided in a following sections of the report.

1.7 Other relevant background information

- 1.7.1 None

2. DETAILS OF PLANNING HISTORY:

- 2.1 43/2007/0714/PO Development of 1.0 ha of land for residential development and construction of new vehicular access (outline application) GRANTED 15th August 2008

43/2011/0798/PS Variation of condition no's 2 and 3 of outline planning permission code no. 43/2007/0714 to extend the period for submission of reserved matters and commencement of development. APPROVED, 11th October 2011. An additional 2 years given to submit reserved matters detail

43/2013/1318 Change of use of land for the siting of up to 43 park homes for permanent residential occupation including access improvements and retention of existing building for site managers accommodation REFUSED by Planning Committee 18th June, 2014

43/2014/1371/PF Full planning application for change of use of land for siting of 26 park homes including access, car parking and associated works, and erection of 17 dwellings and conversion of existing buildings into 2 dwellings WITHDRAWN December 2015

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

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

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

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

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Archaeology

Supplementary Planning Guidance Note: Clwydian Range and Dee Valley Area of Outstanding Natural Beauty
Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity
Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations
Supplementary Planning Guidance Note: Recreational Public Open Space
Supplementary Planning Guidance Note: Residential Development
Supplementary Planning Guidance Note: Residential Development Design Guide
Supplementary Planning Guidance Note: Residential Space Standards
Supplementary Planning Guidance Note: Trees & Landscaping

3.2 Government Policy / Guidance

Planning Policy Wales (Edition 10) December 2018
Development Control Manual November 2016
Technical Advice Notes

TAN 1 Joint Housing Land Availability Studies (2015)
TAN 2 Planning and Affordable Housing (2006)
TAN 5 Nature Conservation and Planning (2009)
TAN 10 Tree Preservation Orders (1997)
TAN 16 Sport, Recreation and Open Space (2009)
TAN 18 Transport (2007)
TAN 20 Planning and the Welsh Language (2017)

Circulars

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 including landscape/ impact on AONB and Trees
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 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 Contaminated land

Other Matters

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 Meliden, 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. It has been the subject of previous planning consents.

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. This proposal would make a positive contribution to meeting that target.

The principle of housing development is therefore considered acceptable. 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 (dpa) 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. An indicative number of 30 dwellings is referenced in the LDP for the Plas Deva site.

The site area in this instance is approximately 1 hectare. The proposal is for the erection of 41 dwellings. This represents a density of 41 dwellings per hectare (dpa), which is higher than the minimum 35dpa referred to in Policy RD1. The development would consist of 33 houses and 8 flats, the flats being ground and first floor flats on 4 plots, hence the relatively higher density figure.

Having regard to the layout and relationship between dwellings within the site and nearby properties, and the nature of development in the locality, the density of the development is considered acceptable in this area.

4.2.3 Visual amenity including landscape/impact on AONB and Trees

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.

There are no individual representations on the proposal raising comment on the visual and landscape impacts of the development.

Prestatyn Town Council's first response asked for consideration of measures to secure the preservation of the stone boundary walls and trees.

Natural Resources Wales raise no objections on AONB / landscape grounds.

The AONB Advisory Committee does not consider the development will cause unacceptable harm to the setting of the AONB. The Committee welcomes confirmation that the existing local stone frontage and rear boundary walls will be retained and restored as part of the development, but is disappointed that more existing trees have not been retained and that the opportunity to enhance the proposed Prestatyn – Dyserth Way footpath link has not been taken. In noting the schedule of materials specifies brick wall facings for all the new dwellings, the committee would suggest that the development would better reflect the area if some rendered units were included. Finally the Committee comment that the proposed street lighting plan is acceptable, but recommends the colour temperature of the luminaires should be 3000K and not 4000K as specified to conserve the AONB's dark sky and nocturnal wildlife.

In terms of general visual amenity considerations, the site is accessed directly off Ffordd Talargoch (A547) which is the main road running through the village of Meliden. An estate road would lead to the dwellings, with the right of way maintained to the dwelling 'Gwrych Mount'. An area of open space, measuring approximately 1000 sq metres is shown within the north western corner of the site, where the largest and highest quality trees on site are to be retained.

The existing stone boundary wall which is locally distinctive would be retained. Where necessary, the stone wall would be repaired, and along the south western boundary a gate (former access) and old concrete panels will be replaced with fencing, planting will be retained and enhanced with additional landscaping undertaken across the site.

The wall material proposed would be facing brick with slate grey coloured roof tiles. Assessment of the materials is provided below in response to the comments made by the AONB Advisory Committee.

In terms of landscape and impact on AONB

The site is not located within the AONB but adjoins the boundary, the site sitting at the base of Graig Fawr along the boundary of the Prestatyn - Dyserth Walkway, so it is located within the setting of this protected area.

The application has been submitted with full landscaping details, Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) and a detailed Landscape Management plan which clarifies all aspects of the scheme in relation to existing trees, proposed landscaping and overall management of the site, including open spaces and the stone boundary walls.

In relation to the comments of the AONB Advisory Committee: it is proposed to retain as many of the highest quality trees as possible along with the retention of the majority of the trees along the north eastern boundary and southern eastern boundary along the boundary with the Prestatyn to Dyserth Walkway. Some of the poorer specimens would be removed along with maintenance works to existing trees also undertaken. A comprehensive landscaping scheme has been submitted showing

additional landscaping that would be undertaken on site boundaries and within the site, which will assist in integrating the site into the landscape which is welcomed.

In relation to the comment regarding enhancement of the footpath link to the Prestatyn-Dyserth Walkway, this has been raised with the applicant. The location of the footpath link is considered to be the most appropriate given the layout of the site and would comprise a 2m wide footpath. The detailing of the path has not been provided at this however the applicant is aware of the need to ensure the path is suitably detailed and a planning condition is suggested requiring the submission of the detailing to include surfacing, lighting, signage etc.

In relation to the use of external materials, the existing character of development in the area is very mixed with examples of brickwork, render, spar dash and further along Ffordd Talargoch metal cladding on existing buildings. Taken in this context, the use of brick and slate grey roof tiles on the dwellings is considered appropriate, along with the retention of the existing stone wall along with existing and proposed screening.

A sensitive lighting scheme has been submitted with the application, but a condition to ensure reduced lighting levels as per the AONB Advisory Committee's comments would be necessary, to assist with the aspiration to secure formal Dark Sky recognition but also having regard to the ecological sensitivity of the area.

It is recognised that due to the levels of the site, that the higher parts of the site will be visible, however the site itself is and will remain well 'contained' within a stone boundary wall with screening along the boundaries. Overall, having regard to the existing boundary treatments, retention of trees along with new landscaping within the site itself, it is considered that the landscape and visual impact of the development would be limited and localised.

In relation to the loss of trees (some covered by a TPO), removal of a number of trees is required in order to accommodate the new development proposed and an Arboricultural Impact Assessment has been undertaken which categorises the quality of trees on the site. There is group TPO (G14, 1950) on the front part of the site which consists of 'mixed hardwoods'.

A Category A tree is a *'tree of high quality with an estimated remaining life expectancy of at least 40 years'*

A Category B tree is a *'tree of moderate quality or value capable of making a significant contribution to the area for 20 or more years'*.

A Category C is a *'tree of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm'*

Of the trees to be felled, many are Category C however it is intended to fell some Category B trees and a Category B tree should be retained unless there is an overriding justification.

There is a Category A Beech tree located close to the boundary in the north east corner which will be retained, within the open space area along with other good quality Category B trees which include a Monkey Puzzle and Holm Oak.

However, there are some Category B trees to be removed which are Ash trees which have been assessed as being prominent features but with *'limited long term safe retention value'* or *'likely shed branches and develop hazards within the next 10 years'*

The Tree Specialist has considered the proposal including the Arboricultural Impact Assessment, Arboricultural Method Statement and landscaping proposals. The removal of the Category B trees ash trees is noted as unfortunate however it is recognised that their retention would restrict development and would prevent the

remediation of the contamination within their vicinity. It is also noted that the ash trees may succumb to ash dieback. The Tree Officer also refers to the amenity value of the group of trees within the centre of site, which again it would be unfortunate to lose, however the trees are in poor condition and it is considered of more importance to retain the trees that are more visible from outside the site.

An updated Arboricultural Method Statement has been submitted to show how measures to deal with the contamination will impact on the trees, and amended landscaping details have also been submitted to include additional planting within the site. In conclusion, the Tree Officer raises no objection to the proposal subject to compliance with the documents and landscaping plans referred to.

A single storey 'Bat Barn' is also proposed within the area of open space in the front corner of the site behind the stone boundary wall, which would measure 4m by 6m with a 4.25m ridge height and would be constructed of materials to match the development. Given the position of the wall and landscaping in the open space area (existing and proposed) this feature will not be visually intrusive.

It is recognised that the topography, contamination and the number of trees on the site does impose constraints on new development, and ensuring an appropriate balance is struck can be difficult. However in conclusion, having regard to the detailing of the proposal, it is not considered that the proposal would result in any significant adverse impacts on visual amenity and the landscape 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..

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 residential amenity impacts of a development proposal are a material consideration.

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.

There are no representations raising residential amenity issues.

The closest residential property to the site is 'Gwrych Mount' which is located within the Plas Deva site but not within the application site boundary, as will be seen on the site plan at the front of the report. It is understood that the applicants have an option to purchase this property and if this application is successful, they will be purchasing the property, with a view to reinstating it as a dwelling in the future. The right of way along with existing boundaries/hedging, amenity space will remain as existing. In the short term if planning permission is granted, it is intended to utilise the property as the Site Office with car parking to the front.

Having regard to the layout and position of windows within the existing dwelling at 'Gwrych Mount' and the new dwellings proposed, it is not considered that there would be any adverse impact on the amenities of occupiers of the dwellings.

In relation to the existing dwellings opposite on Ffordd Talargoch, which are part of a large residential area, set at a much lower ground level than the main road (Ffordd Talargoch/A547), these properties are located approximately 30m away from the boundary of the application site and at such a lower level that it is not considered that the development would result in any adverse impacts on the amenity of residents.

In relation to the vacant/former Meliden Garden Centre Site, planning permission was granted 2012 for the erection of 8 dwellings, and in 2016 an amendment was approved to that scheme substituting 3 terraced units for a pair of dormer dwellings, so consent was given for 7 dwellings in total. All planning conditions relating to these consents have been complied with, and Meliden Garden Centre was demolished in July 2013. The permissions are therefore extant.

Having regard to the proposed layout of the proposed development on the application site, there are no spacing or amenity concerns other than the relationship of the terraces of properties on plots 5-10 which would not meet the required spacing standards. It is considered that the window arrangements at the first floor level of these properties will need some further consideration in design terms to avoid overlooking and a condition is suggested to require the submission of further details.

In relation to the 7 consented dwellings on land to rear of Prestatyn Car Sales It is not considered there would be any adverse impacts on the amenity of the closest property (yet to be constructed). The gable of plot 1 would face the gable of the proposed flats at plots 22/23, which have no side windows. This boundary will also be well screened, with new landscaping proposed.

In relation to the standard of amenity afforded to future occupants of the proposed dwellings, these would all have private rear garden areas and small front gardens with off street parking. 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 1 bed flat, 2, 3 and 4 bed semi-detached and terraced properties ranging from 51sq.m (1 beds) in area to 109sq.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, meeting the spacing standards set out in the Residential Development SPG.

Due to the location of the development on a main road, a Road Traffic Noise Assessment has been submitted with the application. The recommendation of this Assessment refers to acoustic fencing around the gardens of the 'end plots' (plots 1,4, 27 and 32) which are closest to Ffordd Talargoch, along with sound insulation measures within the dwellings closest to the road which include higher specification windows

Having regard to the detailing of the development, the relationship and distances of the dwellings to each other and to properties in close proximity to the site, subject to a condition relating to window detailing on specific plots (as referred to above) 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 (Section 6.4), current legislation and SPG 18 – Nature Conservation and Species Protection, 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.

Planning Policy Wales (PPW) 10 sets out that “planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity” (para 6.4.5 refers). PPW also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions. It is important that biodiversity and resilience considerations are taken into account at an early stage when considering development proposals (6.4.4).

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 ecological impacts of development should therefore be regarded as a potential material consideration.

There is a single representation from the Clwyd Badger Group raising a concern regarding the proximity of the development site to badgers within the area. NRW and the County Ecologist have been consulted and have raised no objections subject to the inclusion of conditions following the submission of additional information and amended landscaping plans.

The application has been submitted with an Extended Phase 1 Habitat Survey, Bat Survey, Reptile Survey, landscaping plans and Management Plan along with a detailed scope of works. Natural Resources Wales (NRW) and the County Ecologist have been consulted and the County Ecologist has been engaged in discussions with the applicant and their Ecologist.

The existing/redundant building on the site (Talargoch Villa/113 Ffordd Talargoch) contains a lesser horseshoe bat satellite roost and 2 soprano pipistrelle bat day roosts.

Given the presence of protected species, the works can only be carried out under a European Protected Species (EPS) License from NRW.

In considering the grant of planning permission the LPA must consider whether the disturbance of the protected species is required for the purpose of “*preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance of the environment.*”

This proposal, being for an affordable housing development on an allocated, brownfield site is considered to accord with social and economic justifications – it will improve the quality of affordable housing stock in the area, and provide work for local trades people. Further, if carried out correctly the works could secure the longer term future of the habitat.

Having regard to the nature of the proposal, it is not considered that there is a satisfactory alternative to the works proposed.

It is noted that adequate mitigation methods have been proposed with a 'Bat Barn' proposed on site within the open space area. The Bat Barn has been designed in accordance with ecological recommendations, it measures 4m by 6m by 4.25m ridge height. The landscaping proposals have also been drawn up in close liaison with the County Ecologist to ensure they are appropriate in ecological terms and also managed/maintained in perpetuity. In addition to be controlled by the licence issues by NRW this has also been included within the Landscape Management Plan and included with a draft Unilateral Undertaking (legal agreement) submitted to the Council.

No objections have been raised by the County Ecologist or NRW. It is therefore considered that if the development was permitted, it would not be detrimental to the maintenance of the bat population species concerned.

In relation to reptiles, at a warmer time of year they will be translocated to an off site compensation area, details of which are included within the submitted documents as agreed by the County Ecologist.

Finally, in relation to the concern from the Clwyd Badger Group regarding impact on the species locally, the County Ecologist has confirmed that the Extended Phase 1 methodology would pick up any setts and record signs of Badgers. Section 5.14 of the submitted report indicates that there was no evidence of them on site and is satisfied that there would be no adverse impact.

In consideration of all relevant matters in respect of ecology, it is considered that the recommendations in the submission are acceptable and with the imposition of planning conditions 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

There are no representations raising concerns that the development would give rise to flooding and/ or drainage problems in the area.

Foul Water

Dwr Cymru Welsh Water (DCWW) have been consulted and have raised no objection to the drainage proposals. DCWW have reviewed the Drainage Assessment and proposed drainage layout, and note it is proposed to dispose of foul flows via the public sewerage system in Rhodfa Plas and that an existing foul water connection from the site to DCWW's combined water manhole may be utilised.

Surface Water

NRW, the Councils Flood Risk Manager and Highways Officer have been consulted and have raised no objections to the proposal.

Since January 2019, the Flood and Water Management Act 2010 (Schedule 3) requires that this new development includes Sustainable Drainage Systems (SuDS). An application will be submitted to the SuDS Approval Body (SAB)

In accordance with Welsh Government guidance, surface water run-off should be disposed of according to the following hierarchy: Rainwater collected for use; into the ground (infiltration); to a surface water body; to a surface water sewer or highway drain; to a combined sewer.

The Drainage Assessment advises that a rainwater harvesting system could be considered to collect non-potable water for reuse where possible. This could include the installation of water butts at individual dwellings, which would reduce demand on potable water supplies. However, the incorporation of rainwater harvesting systems within the dwelling will require pumped systems. In accordance with the principles of the SuDS standards, the use of pumping should be avoided where possible. Therefore, priority level 1 has been discounted as the primary method for disposal of surface water.

Infiltration tests have been undertaken and the results indicate that the site ground conditions are not suitable for soakaways. Furthermore, there are no surface water bodies in the immediate vicinity of the site.

It is therefore proposed to discharge surface water run-off into the existing highway drainage system located on Ffordd Talargoch via a new connection. The Council's Highway Section have advised this is acceptable provided the discharge rate does not exceed 5 litres/second.

The Council's Flood Risk Manager has raised no objection to the principles of the drainage scheme and advises that separate SAB approval is required.

A Drainage Assessment submitted with the application is considered acceptable and no objections have been raised to the drainage arrangements by DCWW, the Council's Flood Risk Manager or Highway Officer.

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. The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments

These policies reflect general principles set out in Planning Policy Wales (PPW 10) and TAN 18 – Transport, in support of sustainable development.

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 highway impacts of development should therefore be regarded as a potential material consideration.

There are no individual representations raising highway related concerns.

Prestatyn Town Council have however noted traffic impact on A547 is a concern as they consider this road is already at capacity.

The Highway Officer's response on the application is set out in detail in the Consultation Responses section of the report. It refers to a range of issues relating to the application including the capacity of the existing network, accessibility, the detailing of the site access, aspects of the site layout, and parking matters. The main points of relevance are:

Capacity of Existing Network

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 was raised. As part of recently approved developments on land to the south of the A547, Dyserth (application reference 42/2018/0923) and North of the A547, Rhuddlan (Application Reference 44/2018/0855) MacBryde Homes commissioned a cumulative impact assessment of all potential developments that will have an impact on the A547 and subsequently a 'Cumulative Transport Impact Assessment' report was summarised in a report dated January 2019 and submitted for both applications. This is also summarised within the Transport Statement submitted with the current application.

The report identified that the key junctions along the A547 (A547 / Dyserth Road / B5119 Waterfall Road signalised junction and A547/A5151 New Road/Rhyl Road Roundabout) would continue to operate within capacity with all the proposed developments sites (both committed and current applications at the time), along the sites that are allocated in the Local Development Plan.

As the application site is allocated with the Local Development Plan, the traffic generated by this development was included in the cumulative impact assessment work and on this basis it was identified that there would be no concern over the cumulative impacts of this development.

Accessibility

The Transport Statement demonstrates that the development is sustainable with good accessibility to the site for those travelling by foot and bicycle and is located close to

bus stops which provide regular services throughout the week days (2 stops located immediately in front of the site on Ffordd Talargoch).

Pedestrian and cycle access will be provided from the same location as site access and a pedestrian link will be provided onto the Public Right of Way / Prestatyn – Dyserth Way on the south eastern boundary of the site.

Site Access

The vehicular access to the development will be along the A547 and will take the form of a simple priority controlled T-Junction. The proposed internal estate road will be 5.5m carriageway with 2m wide footways on both sides.

Visibility at the proposed site access will be 2.4m x 90m and in accordance with TAN 18 guidance.

In order to demonstrate that the site can be serviced sufficiently, swept path analysis has been submitted and demonstrates that service and refuse vehicles can enter the site via the site access, turn within the site at appropriate points, and exit the site in a forward gear.

Parking

The parking for each plot will be provided in a mixture of driveways and parking bays close to each plot.

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

Having regard to the detailed assessments above, taking into consideration the conclusion of the Highway Officer on the capacity of the existing highway network, accessibility, site access and site layout, Officers see no fundamental highway grounds to object to the proposed development, subject to appropriate conditional controls.

4.2.8 Affordable Housing

A Policy BSC 1 of the Local Development Plan states that developers will be expected to provide a range of house sizes, types and tenures to reflect local need and demand.

Policy BSC3 of the local development plan sets the basic requirement for development to contribute where relevant to the provision of infrastructure including affordable housing, in line with Policy BSC4.

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 states, proposals for 100% affordable housing sites will only be considered on sites of 10 units or less.

There is detailed guidance in the Affordable Housing Supplementary Planning Guidance on the approach to provision and demand.

Planning Policy Wales (PPW 10) paragraph 4.2.25 states that a community's need for affordable housing is a material planning consideration which must be taken into account in formulating development plan policies and the determination of planning applications. Paragraph 4.2.29 states that where development plan policies make clear that an element of affordable housing is required on specific sites, this will be a material consideration.

The proposal is for 100% affordable housing, which exceeds the recommended threshold of 10% of the number of dwellings on a development in excess of 10 units under Policy BSC4. To balance this conflict, the proposal would ensure a brownfield, allocated housing site is utilised to provide much needed smaller, good quality self-contained social housing, which meets local housing need whilst meeting regeneration aims. The Council has supported other 100% affordable schemes in recent times on the basis that good quality affordable housing is being provided to meet an identified local housing need.

The development will also 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.

From a Strategic Housing perspective, smaller two and three bedroom family type housing is sought in the area. Strategic Housing have had extensive discussions with the RSL involved 'ADRE' (formerly Cartrefi Cymundol Gwynedd) in relation to this site and it is a priority for future funding. Largely through the Social Housing Fund provided by Welsh Government if planning permission is given.

The dwellings proposed will include a range of affordable tenures from rent to own, intermediate rent and affordable rent, using the SARTH register and Tai Teg. A local lettings policy can be drawn up in liaison with the Local Member.

In cases where the applicants are a Registered Social landlord/housing association, and the development is funded/part funded by the Welsh Government and/or Denbighshire County Council, with a stipulation of grant funding being that the dwellings are for affordable purposes, in line with advice in TAN 2, the Council consider that there is no need to secure the provision of affordable housing through a legal agreement. However, in this instance a Unilateral Undertaking has been offered by the applicant, which includes other elements of the scheme to be secured such as an open space contribution and bat mitigation measures.

In Officers' opinion, the proposals merit support given the benefits they offer in relation to affordable housing provision.

4.2.8 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.

The proposal indicates an area of open space of approximately 0.1ha in area located towards the front of the site in the north western corner, which was chosen due to the siting of the highest quality trees which are to be retained on the site. Additional landscaping is proposed within it and a footpath is proposed to the open space and through it, also linking the lower part of the site to a higher part of the site. A Landscape Management Plan has been submitted detailing aspects of the site management including the open space and landscaping.

In accordance with Policy BSC 11, under provision of open space can be met through payment of a commuted sum. In this instance, the relevant sum of £17,533.22 can be secured by a Unilateral Undertaking (legal agreement), a draft of which has been submitted.

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

4.2.9 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:- 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 1 bed dwellings or 1 bed apartments or flats.

The proposed residential development, based on established calculations, is expected to generate a need for 10 primary and 7 secondary pupil places.

It has been confirmed by the Education Section that based on the latest school roll information available, there are spaces for 24 pupils available within the nearest primary (Ysgol Melyd) and spaces for 336 pupils available at the secondary school (Prestatyn High School). It has therefore been confirmed that there is sufficient capacity to accommodate the proposed development and a financial contribution is not required.

4.2.10 Contaminated land

The need to consider the potential impact of contaminated land in relation to development proposals is contained in Planning Policy Wales (PPW 10) within Section 6 'Distinctive and Natural Places'. This requires planning decisions to take into account the potential hazard that contamination presents to the development itself, its occupants and the local environment; and assessment of investigation into contamination and remedial measures to deal with any contamination. Where there may be contamination issues, the Council should require details prior to determination of an application to enable the beneficial use of land. Planning permission may be granted subject to conditions where acceptable remedial measures can overcome such contamination. PPW states that if contamination cannot be overcome satisfactorily, the authority may refuse planning permission.

There are no representations raising contamination related concerns.

The Council's Pollution Control Officer has raised no objection to the proposal subject to the inclusion of a condition requiring the submission of a remediation strategy and verification report, which are suggested as planning conditions. NRW have raised no objection.

A Geo-Environmental Report has been submitted with the application with consultations undertaken with the Councils Pollution Control Officer and NRW.

Talargoch Lead mine was once located immediately to the south of the site and spoil heaps associated with the lead mining activity are evident to the southeast and north east of the site.

The site investigation undertaken for this application was undertaken in May 2019 and included a number of testing methods which included 11 machine excavated trial pits to a maximum depth of 2.3m and soakaway testing in 3 trial pits. Samples were taken

from the site for chemical testing.

The results of the site investigation show a number of contaminants on the site. Due to the significant costs involved in removing the contaminated soil from the site, it is recommended that clean materials is imported to the site and raise levels accordingly

No technical objections are raised to this approach. A Remediation Strategy has largely been covered within the Geo-Environmental Report but will depend on final development levels and therefore a final Remediation Strategy would be required by a planning condition, in addition to a verification/validation report. In summary, the site remediation consists of approximately 600mm of inert cover and topsoil underlain by a geo-textile.

Around existing trees to be retained, the Arboricultural Method Statement details how the contamination will be dealt with. The imported material would be graded from the edge of the roof protection areas down toward the base of the trees with a finished raised level of 150mm at the base of the tree. The Tree Specialist is satisfied with this approach.

Having regard to the above, the proposal is considered acceptable in relation to the remediation of contaminated land, subject to conditions.

4.2.11 Historic Environment including removal of existing building

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.

There are no Listed Buildings on the land, and the site is not located within a Conservation Area or area of archaeological importance.

Clwyd Powys Archaeological Trust (CPAT) have been consulted and provided the following detailed commentary:-

There are no recorded archaeological sites within the application red line, but there is reference in early OS mapping, tithe map to the presence of a substantial building and its associated outbuildings which may have been present since 1840 and possibly earlier. The building was known as 'Talargoch Villa' and is thought to have been used to accommodate mine agents, then as a private dwelling for a number of years and more recently occupied by the site owner/manager of Plas Deva Caravan Park until it ceased operating in 2006/2007.

There was an additional smaller building in the south west corner of the site on the 1840's tithe map which is no longer visible and may have been truncated by ground levelling for caravan pitches, but there may be surviving sub-surface archaeology.

As it is proposed to demolish the building - which is at least of local architectural and historical significance – there is justification for it to be fully recorded to preserve a record of the character, function, fabric, date and phases of use of the buildings. The record would then be lodged within the Historic Environment Record. In addition, an archaeological watching brief would need to be undertaken during ground works for new foundations in the south west corner of the site, to identify and record any remains of the former building here. Planning conditions can be attached to secure these.

At the request of the Local Member, the applicants have explored the option of retaining the building, and have provided the following information:

- The proposed scheme, which is a 100% affordable housing scheme is largely funded by the Social Housing Grant Fund from Welsh Government, and has therefore been designed to be the most cost effective.
- The funding available in this case extends to new build dwellings and therefore retaining, refurbishing and converting the building is not possible.
- The building is home to roosting bats, is in a poor state of repair, having remained empty and neglected for many years.
- To re-instate it and provide a standard of accommodation that would meet modern standards and regulations would be extremely costly.

In respecting the interest in the existing building, in the circumstances, Officers do not consider there is a compelling case to insist on its retention.

In addition to the requirement for undertaking a detailed record of the building and an archaeological watching brief, it is also suggested that provision be made for a plaque, or information board (or similar) within the stone boundary wall along the frontage of the site to mark the building and its history/origins (a matter the applicant has confirmed a willingness to do).

Other matters

Well – being of Future Generations (Wales) Act 2015

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

The report on this application has 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 Meliden. The proposed development would provide 41 affordable homes 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. Consultation responses from specialist consultees concur with this view.

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

- A. Completion of a Unilateral Undertaking (UU) to secure affordable housing provision, open space contribution (£17, 533.22) and bat mitigation measures/ long term management.

The precise wording of the UU 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.

- B. Compliance with the following conditions:

The Certificate of Decision would not be released until the completion of the Unilateral Undertaking

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later thaninsert DATE 2025
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) 2P1B Walk Up-Floor Plans (Drawing No. FTM-2P1B-PL01 Rev A) received 4 November 2019
 - (ii) 2P1B Walk Up-Elevations (Drawing No. FTM-2P1B-PL02 Rev A) received 4 November 2019
 - (iii) 4P2B Semi-Floor Plans (Drawing No. FTM-4P2Bx2-PL01 Rev A) received 4 November 2019
 - (iv) 4P2B Semi-Elevations (Drawing No. FTM-4P2Bx2-PL02 Rev A) received 4 November 2019
 - (v) 4P2B 5P3B Semi-Floor Plans (Drawing No. FTM-4P2BSx2-PL01 Rev A) received 4 November 2019
 - (vi) 4P2B 5P3B Semi-Elevations (Drawing No. FTM-4P2BSx2-PL02 Rev A) received 4 November 2019
 - (vii) 6P4B - Floor Plans (Drawing No. FTM-6P4P-PL01 Rev A) received 4 November 2019
 - (viii) 6P4B - Elevations (Drawing No. FTM-6P4P-PL02 Rev A) received 4 November 2019
 - (ix) 4P2B 5P3B 3 Block-Floor Plans (Drawing No. FTM-4P2Bx3-PL03) received 27 August 2019
 - (x) 4P2B 5P3B 3 Block-Elevations (Drawing No. FTM-4P2Bx3-PL05 Rev A) received 4 November 2019
 - (xi) 4P2B 5P3B 3 Block-Elevations (Drawing No. FTM-4P2Bx3-PL06 Rev A) received 4 November 2019
 - (xii) 4P2B 5P3B 3 Block-Floor Plans (Drawing No. FTM-4P2Bx3-PL07) received 27 August 2019
 - (xiii) 4P2B 5P3B 3 Block-Elevations (Drawing No. FTM-4P2Bx3-PL04 Rev A) received 4 November 2019
 - (xiv) 4P2B 5P3B 3 Block-Floor Plans (Drawing No. FTM-4P2Bx3-PL03 Rev A) received 4 November 2019
 - (xv) 5P3B 4P2B 4 Block - Floor Plans (Drawing No. FTM-5P3Bx4-PL01 Rev A) received 4 November 2019
 - (xvi) 5P3B 4P2B 4 Block - Elevations (Drawing No. FTM-5P3Bx4-PL02 Rev A) received 4 November 2019
 - (xvii) Topographic Survey (Drawing No. 10208/1) received 27 August 2019
 - (xviii) Proposed Site Plan with Preliminary FFL's (Drawing No. PD-SP02 Rev F) received 4 November 2019
 - (xix) Proposed Site Sections (Drawing No. PD-SECS-01) received 4 November 2019
 - (xx) Landscaping Plan (Drawing no P.1184.19.03 Rev C) received 22 January 2020

- (xxi) Planting Plan (Sheet 1 of 2) (Drawing No. P.1184.19.04 Rev C) received 22 January 2020
 - (xxii) Planting Plan (Sheet 2 of 2) (Drawing No. P.1184.19.04 Rev C) received 22 January 2020
 - (xxiii) Location plan (Drawing No. MRM-LP.01) received 27 August 2019
 - (xxiv) Arboricultural Impact Assessment (Ascerta Ref P.1184.10 Rev A) received 22 January 2020
 - (xxv) Road Traffic Noise Assessment (Hepworth acoustics Ref P19-336-R01-V1 dated July 2019) 27 August 2019
 - (xxvi) Drainage Assessment (Weetwood Final Report v 1.2 dated October 2019) received 4 November 2019
 - (xxvii) Landscape Management Plan (Ascerta Ref 1184.19 Rev A January 2020) received 22 January 2020
 - (xxviii) Construction Management Plan (MacBrydes Homes dated 23rd October 2019) received 4 November 2019
 - (xxix) Construction Management Plan Site Plan (Drawing No: PD - CMP-SP01) received 4 November 2019
 - (xxx) Extended Phase 1 Habitat Survey and Daytime Bat Survey (ces ecology dated July 2019) received 4 November 2019
 - (xxxi) Bat Survey (ces ecology dated September 2019) received 4 November 2019
 - (xxxii) Reptile Survey (ces ecology dated October 2019) received 4 November 2019
 - (xxxiii) Email from Applicant in response to Highways dated 4 November 2019
 - (xxxiv) Bat Barn Elevations (Plan ref FTM-Bat B-PL02) received 3 January 2020
 - (xxxv) Bat Barn Elevations (Plan FTM - Bat B - PL01) received 3 January 2020
 - (xxxvi) Bat Barn English Heritage Detail (Plan FTM Bat B-PL03) received 3 January 2020
 - (xxxvii) Scope of Works and Mitigation Strategy Plan (CES Ecology) received 3 January 2020
3. Prior to the commencement of any highway works, the detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road/and access to the site, and associated highway works shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall proceed in accordance with such approved details.
 4. 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.
 5. The development hereby approved shall be carried out in strict accordance with the mitigation, compensation and enhancement measures set out in the approved Reptile Survey (CES Ecology dated October 2019)
 6. The development hereby approved shall be carried out in strict accordance with the mitigation, compensation and enhancement measures set out in the approved Bat Survey (CES Ecology dated September 2019)
 7. The development hereby approved shall be carried out in strict accordance with all of the management /maintenance schedules set out in the approved Landscape Management Plan (Ascerta Ref 1184.19 dated 15th January, 2020).
 8. The approved planting details along the south western boundary of the site (the bat corridor) shall be implemented within the first available planting season following the construction of the Bat Barn. All remaining 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.
 9. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work in accordance with the approved Arboricultural Method Statement.
 10. Prior to the erection of any new fencing within and on the boundaries of the site, details of the height, materials and colour finish 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 detail and therefore after retained as such, unless otherwise approved in writing by the Local Planning Authority.
 11. No demolition works shall take place until a programme of building recording and analysis has been undertaken in accordance with the requirements of an Historic England Level 4 building survey, to meet the standards laid down by the Chartered Institute for Archaeologists in their Standards and Guidance for the archaeological investigation and recording of standing

buildings or structures, and a copy of the resulting report has been submitted to Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: markwalters@cpat.org.uk Tel: 01938 553670).

12. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area so that an archaeological watching brief can be conducted, to meet the standards laid down by the Chartered Institute for Archaeologists Standards and Guidance for archaeological watching briefs, and a copy of the resulting report shall be submitted to Clwyd-Powys Archaeological Trust (41 Broad Street, Welshpool, Powys, SY21 7RR Email: mark.walters@cpat.org.uk Tel: 01938 553670) within 3 months of it being completed.
13. With the exception of demolition of the existing buildings on the site, no excavation or ground intrusion shall take place until the following components of a scheme to deal with the risks associated with contamination of the has been submitted to and approved, in writing, by the Local Planning Authority:
* A Remediation Strategy giving full details of the remediation measures required and how they are to be undertaken.
The development shall proceed in accordance with the approved details.
14. None of the dwellings shall be permitted to be occupied until the written approval of the Local Planning Authority has been obtained to a verification report demonstrating completion of the works set out in the approved Remediation Strategy and the effectiveness of the remediation. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.
15. Prior to the commencement of any piling works, details of the piling method to be used shall be submitted to and approved in writing by the Local Planning Authority. The piling work shall proceed in strict accordance with such approved details.
16. Prior to occupation of the first dwelling, details of the footpath link to include surfacing materials, lighting and associated signage 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 therefore maintained as such.
17. Prior to occupation of the first dwelling , details of a plaque or information board to include its location, details and maintenance, to mark the former siting of 'Talargoch Villa' as a building of local interest within the village of Meliden shall be submitted to and approved in writing by the Local Planning Authority. The plaque/information board shall be in place in accordance with the approved details before the site is completed.
18. Notwithstanding the submitted details in relation to plots 5,6,7,8,9 and 10, the first floor window detailing on the rear elevations of the dwellings shall not be as shown, but shall be in accordance with such alternative detailing as may be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved detail prior to the occupation of the units and thereafter retained as such as 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 the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
4. To ensure that adequate visibility is provided at the proposed point of access to the highway.
5. In the interests of nature conservation.
6. In the interests of nature conservation.
7. In the interests of nature conservation and in the interest of visual amenity.
8. In order to safeguard existing trees and in the interest of visual amenity.
9. In order to safeguard existing trees and in the interest of visual amenity.
10. In the interest of visual amenity.

11. To allow an adequate analytical record of the building to be made, before it is altered, to ensure that the buildings origins, use and development are understood and the main features, character and state of preservation are recorded.
12. To secure preservation by record of any archaeological remains which may be revealed during ground excavations for the consented development.
13. In the interest of residential amenity.
14. In the interest of residential amenity.
15. In the interest of residential amenity.
16. In the interest of visual and residential amenity.
17. To protect the historic environment and distinctiveness of the area.
18. In the interest of residential amenity.

NOTES TO APPLICANT:

COMPLIANCE WITH APPROVED PLANS AND CONDITIONS

Please be reminded that any permission or consent must be carried out strictly in accordance with the approved plans and conditions imposed which are clearly listed on this certificate of decision. Pre-Commencement conditions should be given particular attention. Failure to do so could result in enforcement action being taken by the Local Planning Authority.

Further detailed information on how to comply along with other relevant information relating to your decision is contained in the detailed Notes to Applicant attached to this certificate which you are strongly advised to consider.

If you are in any doubt about your obligations, including any obligation you may have to pay commuted sums, please contact the Local Planning Authority at planning@denbighshire.gov.uk quoting the reference of your planning permission.

MAJOR DEVELOPMENT NOTIFICATION OF COMMENCEMENT

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 or www.gov.wales/topics/planning

HIGHWAYS

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

Highways Act 1980 Section 278/38 Combined Agreement

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

The following matters shall be drawn to the applicant's attention as Advisory Notes.

- (i) Highway Supplementary Notes Nos. 1, 2,3,4,5 & 10
- (ii) New Roads and Street Works Act 1991-Part N Form
- (iii) Denbighshire County Council Specification for Road Construction.
- (iv) Denbighshire County Council General Notes for Highway Lighting Installations.
- (v) Denbighshire County Councils General Requirement for Traffic Signs and Road Markings.

BIODIVERSITY

Bat Licence Required

Warning: A European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/conservation-biodiversity-and-wildlife/europeanprotected-species/?lang=en>

In relation to street lighting detail required by Condition 3 it is recommended that the colour temperature of the luminaires should be 3000K to conserve the AONB's dark sky and nocturnal wildlife.

General Note Destruction of Bird Nests

Works which could result in the damage or destruction of active bird nests should take place outside of the bird breeding season (March - August, inclusive) or immediately following a nesting bird check conducted by a suitably qualified ecologist.

TREES

Competent Tree Surgeon

You are advised that all works shall be carried out by a competent tree surgeon in accordance with British Standard Recommendations for Tree Work BS 3998:2010.

ENVIRONMENTAL MANAGEMENT

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 33 and 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes. Suitable pollution prevention measures will need to be in place during construction to minimise any risk of pollution, in particular giving the close proximity of watercourses.

In particular, we refer you to the Pollution Prevention Guidelines PPG1: Understanding Your Environmental Responsibilities - Good Environmental Practices
GPP5: Works in, near or over watercourses

The Guidance are available at the following link:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

Natural Resources Wales Environmental Management Note:

SUSTAINABLE DRAINAGE - SAB APPROVAL

Developments of more than a single dwelling, or those involving a construction area of more than 100sq.m may be subject to the Sustainable Urban Drainage approval process. Denbighshire County Council is the appointed SuDS Approval Body, contact 01824 706901 or email landdrainage.consultations@denbighshire.gov.uk

Detailed information and advice is available on the Councils website:

<https://www.denbighshire.gov.uk/en/resident/planning-and-building-regulations/planning/sustainable-drainage-systems-suds/sustainable-drainage-systems-suds.aspx>

DWR CYMRU/WELSH WATER

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral

Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water to establish the location and status of the apparatus. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

Water Supply

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

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

If you have any queries please contact the undersigned on 0800 917 2652 or via email at developer.services@dwrcymru.com

HISTORIC RECORD

Condition 11 above requires the carrying out of a photographic survey. The applicant is expected to pay for and complete the photographic survey. Professional photographers may be used where access to a camera or technical difficulties are encountered but the applicant should be aware that this will significantly increase the cost of the survey.

Photographs should be taken using a digital camera with a minimum resolution of 4 megapixels and preferably 8 megapixels or more.

Photographs should be taken at the highest jpeg resolution setting available on the camera (usually Fine or Super Fine). The saved photographs must be copied onto a good quality branded CD or DVD disk in the jpeg/jpg file format.

Note: Digital photographs presented on normal paper or photographic paper will not be accepted as they are not archivally stable in the long term.

The use of a standard flashgun is recommended indoors to light the interior views.

If available a measured scale should be placed within each but this is not essential.

Photographs should be taken of all exterior and interior wall elevations which are affected by the development together with photographs of interior roof detail where this is altered. Features of particular interest (e.g. obvious differences in wall makeup, windows and doors whether blocked up or not, fireplaces, timber framing, stairwells, cellars) should also be fully photographed.

The applicant should indicate where the views taken are positioned on an architect's floor plan of the building. Location reference numbers on the plan/s should utilise the digital photo numbers from the camera for cross reference purposes.

The applicant must check the photos at the application site to ensure there are no blurred or poorly lit images. If some images are blurred, please increase the speed at which the exposures are taken (1/125 is a good minimum) and re-take the images. If images are poorly lit please check your flash is working and/or increase the aperture. Setting the camera ISO at 200 or 400 will also allow higher shutter speeds to be used in dimly lit locations.

The photographs should then be sent to: Mark Walters, Development Control Section, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR (Tel: 01938 553670). CPAT

will confirm receipt of your photographs and inform the planning authority that the condition has been satisfied.

In relation to Condition 17, please contact the Local Member to discuss the appropriate details.

In relation to Condition 18, please contact the Case Officer to discuss the detail required.

STREET NAMING

The Council is keen that new development sites have historically and culturally relevant names when proposing new names for streets in the County.

Please contact Emma Jones, Performance & Systems Administrator to discuss the matter, in liaison with the Local Member.

Ffôn/Phone: 01824 708049

E bost: emma.jones@sirddinbych.gov.uk

E mail: emma.jones@denbighshire.gov.uk

BROADBAND

You are advised that in order to fulfil its corporate priorities, Denbighshire County Council is looking to ensure residents of new developments have access to future-proofed, fast and reliable fibre broadband services, and consequently the Local Planning Authority are encouraging the installation of suitable fibre broadband connections in all new developments.

In this regard, you are encouraged to access the Openreach website through the following link. It has useful downloadable guidance for developers for installing fibre connections:
<https://www.ournetwork.openreach.co.uk/property-development.aspx>

If you are looking to work with Openreach on provision of a fibre broadband connection, you need to ensure your site is registered with them at least 9 months before the date you are looking for them to provide a service to the first new property. Their advice is that you contact them at least 8 weeks before you actually start work on site, to give enough time to get proposals drawn up and details agreed for incorporation into any scheme.