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TYPICAL DWELLING DETAIL

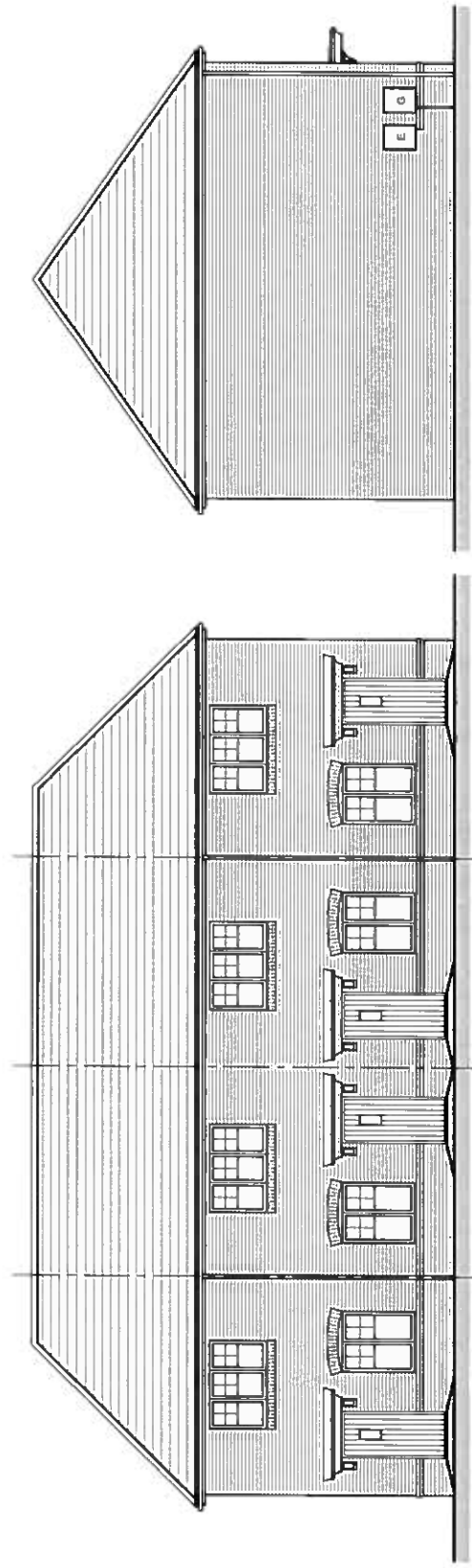
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Rev	Description
Date:	



MACBRYDE
HOMES

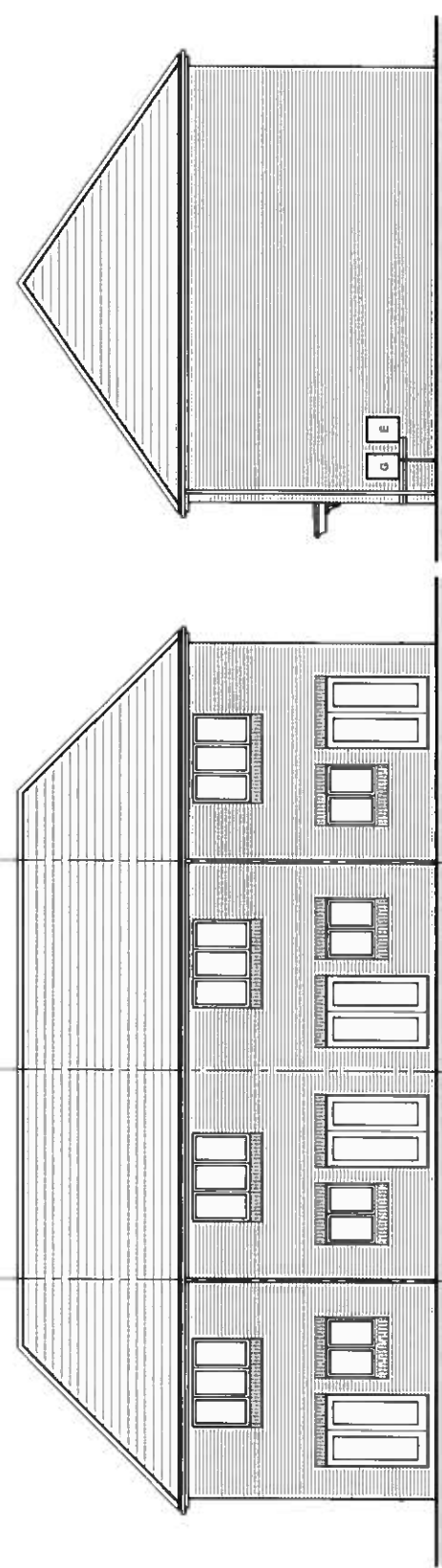
Macbryde Homes Limited,
Macbryde House, Unit 28,
St. Asaph Business Park,
Ffordd Richard Davies, St Asaph,
Denbighshire, LL17 0LJ.
Tel. 01745 536677
Fax. 01745 536688

Site	
Brookhouse, Denbigh	
Title	
Oakley 4 Block Elevations	
Scale	Date
1:100 @ A3	17.02.20
Ref	Rev
BHD - OAK4, PL02	-



OAKLEY

SIDE ELEVATION



OAKLEY

SIDE ELEVATION

TYPICAL DWELLING DETAIL

DO NOT SCALE FROM THIS DRAWING
ALL DIMENSIONS MUST BE CHECKED AT THE SITE BEFORE SETTING OUT.
CONSTRUCTION WORK TO PROTECT ADJ. PROP. BOUNDARIES

Rev	Description	Date



Macbryde Homes Limited,
Macbryde House, Unit 28,
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Denbighshire. LL17 0LJ.
Tel. 01745 536677
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Site

Brookhouse, Denbigh

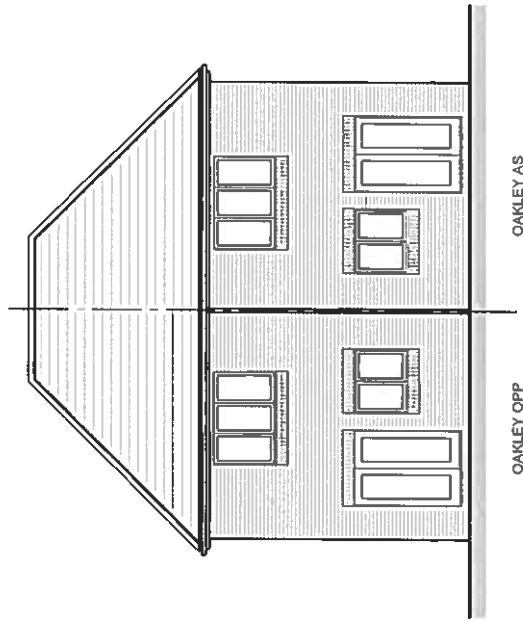
Title
Oakley Semi Elevations

Scale
1:100 @ A3

Date
1.11.19

Ref
BHD - OAK. PL01

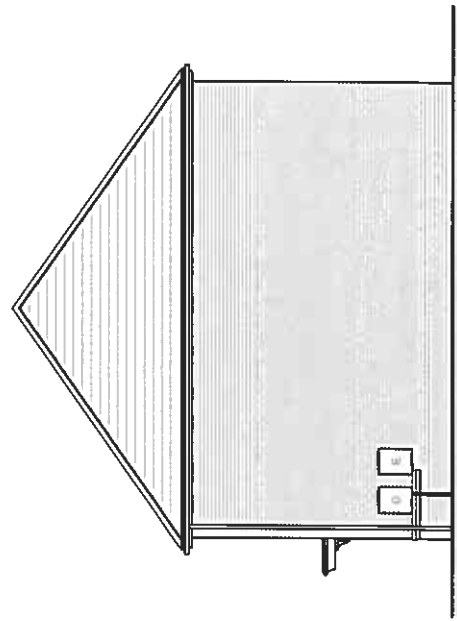
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OAKLEY AS

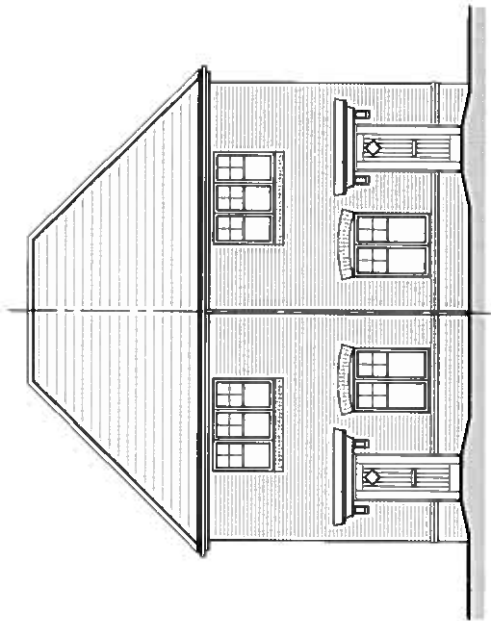
OAKLEY OPP

REAR ELEVATION



OAKLEY OPP

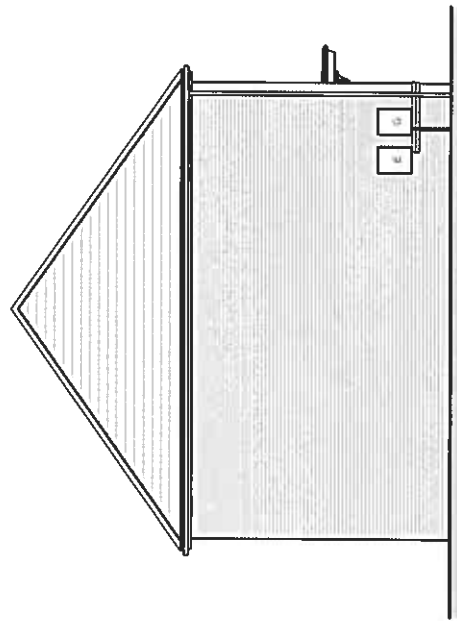
SIDE ELEVATION



OAKLEY OPP

OAKLEY AS

FRONT ELEVATION



OAKLEY AS

SIDE ELEVATION

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CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAWING.

Date:

Rev: Description:

TYPICAL DWELLING DETAIL



Macbryde Homes Limited
Macbryde House, Unit 28,
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Ffordd Richard Davies, St Asaph,
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Tel. 01745 536677
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Site:

Brookhouse, Denbigh

Title:

Canterbury Elevations

Scale:

1:100 @ A3

Date:

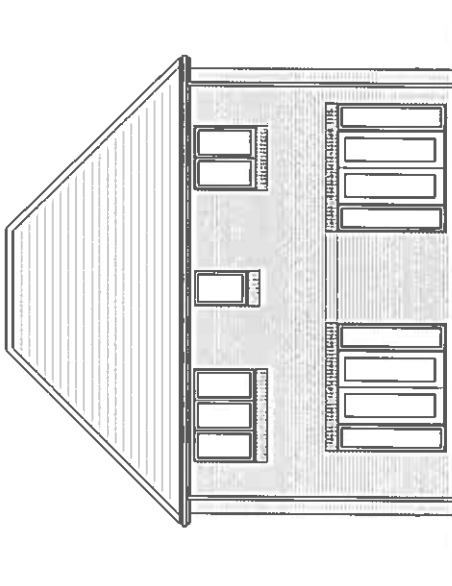
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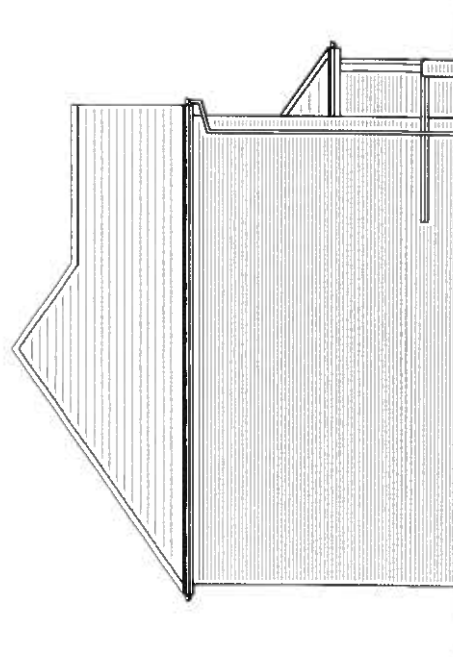
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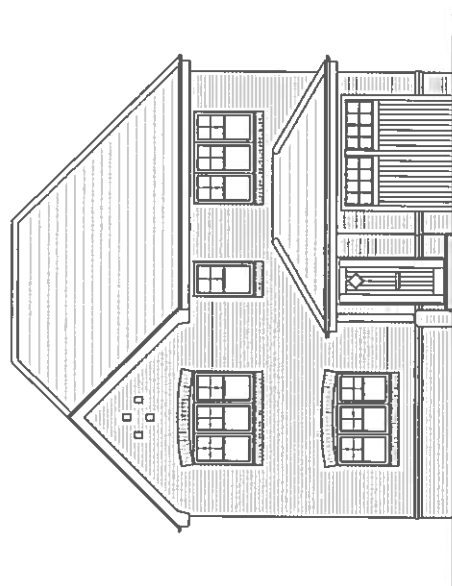
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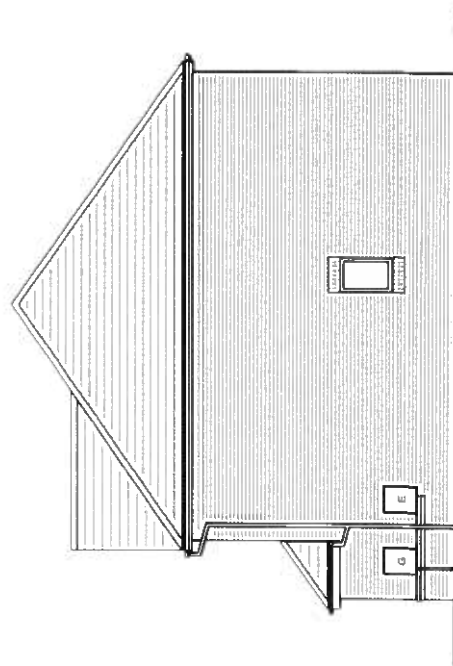
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

TYPICAL DWELLING DETAIL

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
CONNECTIONS SHOWN IN HOUSE ARE SHOWN BALANCED.

Date:

Rev: Description:



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

Site:

Brookhouse, Denbigh

Title:

Heatherington Elevations (Brick)

Scale:

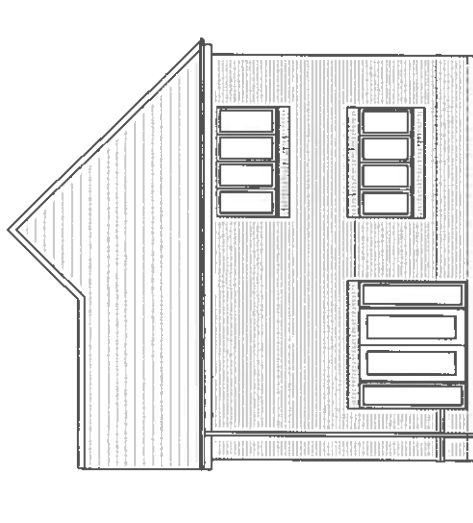
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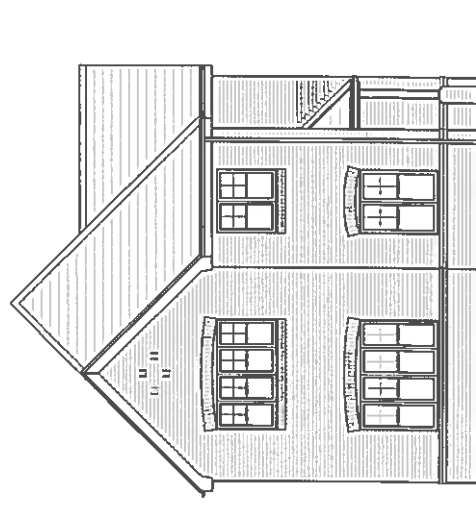
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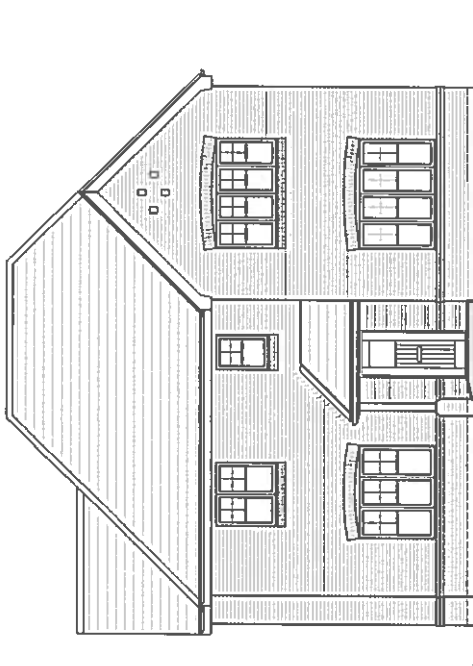
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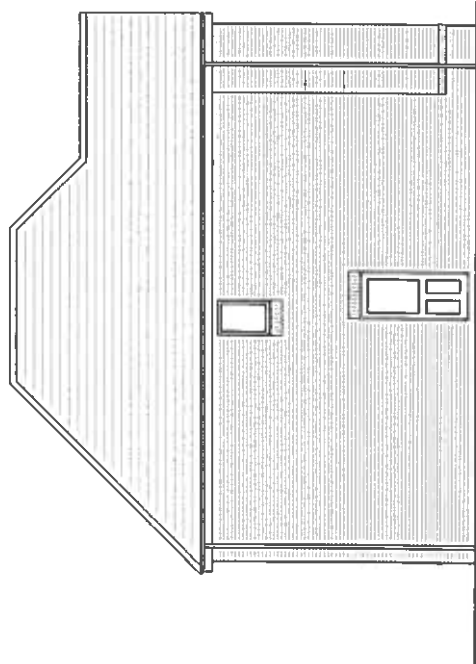
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

WARD : Denbigh Lower

WARD MEMBERS: Councillors Mark Young (c) and Rhys Thomas

APPLICATION NO: 01/2019/0959/ PF

PROPOSAL: Erection of 64 no. dwellings, construction of a new vehicular access and associated works

LOCATION: Land between Old & New Ruthin Road Denbigh LL16 4RD

APPLICANT: Macbryde Homes Ltd.

CONSTRAINTS: None

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

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

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

CONSULTATION RESPONSES:

DENBIGH TOWN COUNCIL:

“Following on from last night’s full council meeting, objections were raised on the application: Erection of 60 no dwellings, construction of a new vehicular access and associated works.

1. Percentage of Affordable Housing

6 affordable homes in a development of 60 houses is not sufficient to meet local demand. The National Development Framework 2020-2040 Consultation Draft: 7 August - 1 November 2019 states on page 30 “It is estimated that, under the central estimate, an average of 47% of additional homes should be affordable housing (social housing or intermediate rent) throughout 2018/19 to 2022/23, with the remaining 53% being market housing.

2. Welsh Language

LDP policy RD5 states:

“3.1.3 An assessment of the impact of planning applications on the determination of all planning applications should not normally be undertaken, taking into account the needs and benefits of the Welsh language. Development may be refused if its size, scale or location would cause significant harm to the character and language balance of a community.”

It also states that:

*“Applicants will normally be expected to submit:
A more detailed assessment in the form of a "Community and Language Impact Assessment" to accompany a planning application in each settlement where larger-scale developments include proposals of the following type: 20 residential units or more, commercial, industrial or leisure/tourism development with floor area of 3000m² or more, large-scale infrastructure projects with long-term community impacts.”*

We acknowledge that Tan 20 states that “An assessment of the impact of planning applications on the Welsh language should not normally be undertaken as this would duplicate the work of the SA and the LDP site selection processes. As long as the SA has considered the Welsh language, assessing the impact during the application process would not be based on any further information or what was available in preparing the LDP. The only exception to this rule is outlined below.”

Nevertheless, we feel that Tan 20 and the LDP are out of date and that the developer should have given much more consideration to the potential impact on the Welsh Language and have received an independent assessment of the similar impact on the language in accordance with RD5.”

NATURAL RESOURCES WALES (NRW):

No objections subject to the imposition of a planning condition requiring a Biosecurity Risk Assessment to be undertaken to ensure no invasive species impact on the site.

DWR CYMRU / WELSH WATER:

No objections subject to advisory notes being attached to the decision to advise the developer of the need to enter into legal agreements with Dwr Cymru/Welsh Water in respect of ensuring foul drainage is dealt with appropriately.

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objections subject to a planning condition being imposed to secure a scheme of archaeological investigation.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highway Officer

See response to re-consultation below.

Public Protection Officer:

No objections subject to conditions being imposed in relation to noise mitigation measures for those dwellings affected by highway noise from the A525.

County Ecologist:

See response to re-consultation below.

Flood Risk Engineer:

No objections. The applicant will need to secure the approval of the SuDS Approval Body in relation to the method of surface water drainage prior to work commencing on site.

Strategic Housing & Policy Officer:

Raises concerns that the proposed mix of dwellings does not reflect the Local Market Housing Assessment and is weighted too heavily towards 4+ bed dwellings with insufficient 1 and 2 bed dwellings being proposed.

RE-CONSULTATION RESPONSES

DENBIGH TOWN COUNCIL:

“Following on from last night’s Planning meeting, objections were raised.....

a) Affordable Housing - 6 affordable homes in a development of 64 houses is not sufficient to meet local demand. The National Development Framework 2020-2040 Consultation Draft: 7 August - 1 November 2019 states on page 30 “It is estimated that, under the central estimate, an average of 47% of additional homes should be affordable housing (social housing or intermediate rent) throughout 2018/19 to 2022/23, with the remaining 53% being market housing.

- b) Distance to school and other facilities.
- c) Flooding issue – inadequate drainage assessment, concerns for future flooding at the location.
- d) Traffic issue – to include traffic density.
- e) Query correct figures for children at the new site requiring school places.
- f) The town councillors agreed with the comments made by Natural Resources Wales.”

NATURAL RESOURCES WALES (NRW):

No objections subject to the imposition of a planning condition requiring a Biosecurity Risk Assessment to be undertaken to ensure no invasive species impact on the site.

DWR CYMRU / WELSH WATER:

No objections subject to advisory notes being attached to the decision to advise the developer of the need to enter into legal agreements with Dwr Cymru/Welsh Water in respect of ensuring foul drainage is dealt with appropriately.

CLWYD POWYS ARCHAEOLOGICAL TRUST:

No objections subject to a planning condition being imposed to secure a scheme of archaeological investigation.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highway Officer:

“Highways Officers have given consideration to the following elements of the proposals;

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

The following information has been reviewed as part of the assessment of the proposals;

- Site Plans
- Transport Statement
- Construction Traffic Management Plan

Having regard to the submitted details it is considered that sufficient information has been submitted.

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.

An approximation of the trips generated by the proposed development during the weekday am and pm peak hours has been provided in the Transport Statement. The volume of additional traffic generated by the proposed development is unlikely to have a material impact on the operation of the local highway network.

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

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.

A detailed assessment of the accessibility of the site by non-car modes of transport has been provided in the Transport Assessment. As summarised in the assessment, the site is considered to be well served by all major non-car modes of transport.

As part of the development proposals a 2m footway will be provided along the sites full frontage and two dropped kerb pedestrian crossings with tactile paving will be provided 45m to the north-west and south-east of the site access. In addition, a pedestrian connection onto the A525 Ruthin Road is proposed to the south of the site along with a connection to the existing bus stop on Old Ruthin Road.

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.

Vehicular access to the development will be provided from Old Ruthin Road. Junction visibility from the site access has been calculated based on the visibility requirements set out in the TAN 18 for a 30mph road, providing visibility splays of 2.4m x 43m in both directions. 9 dwellings will take direct access from Old Ruthin Road.

As part of the development and in line with the Unilateral Undertaking of the Cae Topyn site, a right turn lane and associated ghost island is to be provided from the A525 onto Old Ruthin Road. The works will include the introduction of a 40mph buffer zone located approximately 200m south of the junction of the A525 and Old Ruthin Road to the existing 30mph zone.

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 proposed site has a main internal estate road, measuring 5.5m and 4.8m in width, which is accessed from Old Ruthin Road. 2.0m footways/service margins will be provided throughout the site. In order to demonstrate the site can be serviced sufficiently, swept path analysis of a large 4-axle refuse vehicle has been undertaken at the site access and at the turning heads within the site. The swept path analysis demonstrates that a vehicle of this size 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 highways arrangements are 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 conditional controls."

Public Protection Officer:

No objections subject to conditions being imposed in relation to noise mitigation measures for those dwellings affected by highway noise from the A525.

County Ecologist:

No objection subject to conditions being imposed to secure an improved landscaping scheme.

Flood Risk Engineer:

No objections. The applicant will need to secure the approval of the SuDS Approval Body in relation to the method of surface water drainage prior to work commencing on site.

Strategic Housing & Policy Officer:

No objection. The amended dwelling mix is considered to better accord with the Local Market Housing Assessment, the provision and quantity of affordable housing and open space is acceptable. Having consulted with the Education Authority, it is considered that there is sufficient capacity within the local schools to accommodate the predicted additional demand for school places in the locality. Therefore an education contribution is not required.

RESPONSE TO PUBLICITY: None received

EXPIRY DATE OF APPLICATION: 13/03/2020

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

1.1.1 The proposal seeks full planning permission for the development of 2.1ha of land north of Brookhouse Mill, between the Old Ruthin Road and the A525, for 64 dwellings.

1.1.2 The proposal involves the erection of :
20 x 2 bed dwellings
21 x 3 bed dwellings
23 x 4 bed dwellings

There would be a total of 6 affordable dwellings in the development and commuted sum for 0.4 of a dwelling.

There would be 12 different house types, all two storey, offering a mix of detached, semi-detached and terraced dwellings. Each dwelling would have its own off road parking and amenity space. Proposed materials would be red brick for the main elevations, slate grey roof tiles, white PVCu windows, mixed colour front doors, black rain goods and white fascias.

1.1.3 The main access into the site would be from Old Ruthin Road, plus 9 individual accesses also onto that highway to serve properties fronting the road. A pedestrian link is to be provided from the site onto the A525.

1.1.4 Within the site there would be 0.23 hectares of Public Open Space, with proposals for associated landscaping throughout the site.

1.1.5 A right turn 'ghost' island on the A525 Denbigh - Ruthin Road into Old Ruthin Road is proposed as an off-site highway improvement.

1.1.6 Surface water drainage is proposed to be dealt with within the site utilising 'infiltration'/soak away methods. Foul drainage is to be dealt with via connection to the mains sewer system. A pumping station is proposed in the south east corner of the site.

1.1.7 An electrical sub-station is proposed to the south of the site, adjacent to the A525 boundary.

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

- * Planning, Design & Access Statement
- * Pre Application Consultation Report
- * Ecological Appraisal
- * Arboricultural Impact Assessment
- * Transport Statement
- * Drainage Assessment
- * Traffic Noise Assessment
- * Construction Method Statement
- * Local Employment Strategy
- * Landscape Management Plan
- * Lighting Detail

The plans at the front of the report show the proposed layout and the proposed points of access along with some typical housetype detail.

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 in conclusion that
....'The proposed development will provide a range of 2-4 bedroom properties, which include 6 affordable homes, alongside policy compliant open space provision.

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 or ecology.

A range of supporting technical document including a Transport Statement, Drainage Strategy and landscaping plans have been prepared in support of the Application and demonstrate that the scheme is acceptable and compliant with both local and national policy.

The proposed development demonstrates full compliance with objectives of the PPW 10 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 presently being experienced in the County'.

1.3 Description of site and surroundings

- 1.3.1 The site consists of 2.1ha of land currently used for grazing, located on the south eastern fringe of Denbigh.
- 1.3.2 The site is bound to the north by new dwellings fronting Old Ruthin Road, and to the south by the cluster of dwellings at Brookhouse. To the southwest is the A525. To the east of the site are open fields, and immediately south of the site is Brookhouse Chapel. To the west is residential development at Karen Court, Llys and other dwellings along Old Ruthin Road and Whitchurch Road.
- 1.3.3 The site boundaries are predominantly defined by hedges. The land rises gently up from the south western corner to the north eastern corner.

1.4 Relevant planning constraints/considerations

- 1.4.1 The site is allocated for housing development in the adopted Local Development Plan (LDP) with an indicative figure of 73 dwellings in the table in Policy BSC1 of the Plan.
- 1.4.2 A Site Development Brief was adopted in March 2016 by the Council for the two allocated sites in this location, i.e. this application site and the Cae Topyn site immediately to the east (75 dwellings, currently under construction).

1.5 Relevant planning history

- 1.5.1 Outline planning permission has previously been granted on this site in 2018. A planning condition was imposed on this permission to secure a density of development between 23 and 27 dwellings per hectare, which based on the site area equates to approximately 48 dwellings to 57 dwellings. The reason for this condition was to ensure that any future reserved matters broadly complied with the local housing needs assessment at that time, as a safeguard for the Council against a reserved matters submission being made which proposes an inappropriate density.
- 1.5.2 A hedgerow removal notice was submitted to the Local Planning Authority in January 2020, seeking consent for the removal of the hedgerow along Old Ruthin Road ahead of the bird nesting season. This type of notification is not a planning application as it is in relation to legislation in the Environment Act 1995 and Hedgerow Regulations 1997, as opposed to the Town and Country Planning Act 1990. It is nevertheless

referred to here in order to provide Members with the full background. Factually the notification was submitted to the LPA on the 31st January 2020. The relevant statutory consultees (CPAT and the County Ecologist) who are responsible for advising the LPA whether the hedgerow is classified as 'important' (as defined in the Hedgerow Regulations) were consulted on 3rd February. On the 4th February both CPAT and the County Ecologist confirmed that the hedgerow did not constitute an 'important' hedgerow. On that basis there is no legal basis for the LPA to prevent the removal of the hedgerow. On the 10th February contractors on behalf of the application began removing the hedgerow in advance of the formal decision being issued. The applicants have expressed regret at this situation. Whilst understanding the consternation of local residents at this chain of events, the fact still remains that no breach of the hedgerow regulations has occurred.

- 1.5.3 Members may be aware of a development on the neighbouring site at Cae Topyn, which was the subject of a full planning application for residential development in 2017. This was refused planning permission at Planning Committee in March 2017, and was the subject of a planning appeal, which was allowed in November 2017. Although the application was refused on two grounds (visual/landscape impact and highways), the Appeal Inspector considered a range of material considerations, including drainage, education contributions, impact on settings of listed building, highways, visual/landscape impact. The Inspector concluded that in all respects the development of the site was acceptable and in doing so considered that the Council's refusal was unreasonable. A costs award was made against the Council for unreasonable behaviour in respect of not being able to provide a sound case/evidence base for its reasons for refusal.

1.6 Developments/changes since the original submission

- 1.6.1 Following the initial submission of the application and having regard to subsequent consultation responses, the applicants have revised the scheme to provide a more appropriate mix of dwelling types. This has resulted in an increase in the number of dwellings from 60 in the original submission to 64 as now before the Council.

1.7 Other relevant background information

- 1.7.1 None.

2. DETAILS OF PLANNING HISTORY:

APPLICATION SITE

- 2.1 01/2015/1240/PO - Development of 2.1 ha of land for residential purposes (outline application including details of access). GRANTED by Planning Committee in February 2018.
- 2.2 01/2020/0069/HE – Removal of hedgerow notification. NO OBJECTIONS - RETENTION NOTICE NOT SERVED 26/2/20
- 2.3 CAE TOPYN (adjacent development/housing site)
01/2016/0374 - Erection of 75 no. dwellings, together with associated roads, open space and related works. REFUSED by Planning Committee in March 2017, ALLOWED on Appeal with full costs awarded against the Council.

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 VOE1 – Key Areas of Importance
Policy VOE5 – Conservation of natural resources
Policy VOE6 - Water management
Policy ASA1 – New transport infrastructure
Policy ASA3 – Parking standards

3.2 Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access for all
Supplementary Planning Guidance Note: Planning Obligations
Supplementary Planning Guidance Note: Affordable Housing
Supplementary Planning Guidance Note: Residential Development
Supplementary Planning Guidance Note: Residential Space Standards
Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity
Supplementary Planning Guidance Note: Landscaping New Developments
Supplementary Planning Guidance Note: Listed Buildings
Supplementary Planning Guidance Note: Archaeology
Supplementary Planning Guidance Note: Planning and the Welsh Language

Site Development Brief: Residential Development – Brookhouse Sites, Denbigh

This Brief relates to the site forming the subject of the current application and the one at Cae Topyn. It reviews the site context, sets out the planning policies relevant to the consideration of any applications, and provides a site appraisal and outline of requirements for a submission.

The 'requirements' refer to the need for a Transport Assessment and consideration of highway impacts on the locality, including roads and potentially affected junctions in the area (Myddleton Parc Roundabout, Whitchurch Road, Old Ruthin Road and New Ruthin Road), planning permissions in the surrounding area; parking requirements; accessibility; access for all; archaeology; biodiversity; boundaries; built heritage and surrounding character; community safety; education; flood risk; landscape and open space; utilities; Welsh language. These are referred to in the Main Planning Considerations section of the report.

Section 6 of the Brief sets out six Design Objectives / principles any proposals should meet. These include consideration of provision for walking, cycling and public transport; designing in the context of the surrounding area and edge of settlement location; enhancing biodiversity and human health; providing satisfactory infrastructure; and adopting a 'Welsh branded' scheme with affordable housing to help the community and language to grow in the area.

3.3 **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
TAN 5 Nature Conservation and Planning
TAN 12: Design
TAN 15: Development and Flood Risk
TAN 18: Transport
TAN 20: Planning and the Welsh Language
TAN 24: The Historic Environment

Development Management Manual 2017

WGC 16/2014: The Use of Planning Conditions for Development Management

3.4 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 Mix of dwelling types
- 4.1.4 Affordable Housing
- 4.1.5 Visual amenity
- 4.1.6 Residential Amenity
- 4.1.7 Ecology
- 4.1.8 Drainage (including flooding)
- 4.1.9 Highways (including access and parking)
- 4.1.10 Impact on Welsh Language and Social and Cultural Fabric
- 4.1.11 Archaeology
- 4.1.12 Education
- 4.1.13 Open Space

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, and it states developers will be expected to provide a range of house sizes, types and tenure.

The site is located within the development boundary of Denbigh, which is defined as a main centre in the Local Development Plan (LDP).

The site is allocated for housing in the LDP and would make a positive contribution to meeting identified housing needs. There is an extant outline planning permission on the site, granted in 2018.

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 noticeable contribution to meeting that target.

No objections have been received in relation to the principle of developing the site, which is established as acceptable through the grant of outline consent in 2018.

It is therefore considered that the principle of developing this allocated housing site within the development boundary of the town is acceptable, as established through the grant of outline permission in 2018. It is considered that the acceptability of the proposals should rest primarily on the assessment of the local impacts of the proposal, as reviewed in the following sections of the report.

4.2.2 Density of Development

Policy RD1 test ii) seeks to make the most efficient use of land and advocates a minimum density of 35 dwellings per hectare unless there are local circumstances that dictate a lower density. An indicative number of 73 dwellings is referenced in the LDP for this site.

No representations have been received raising issues over the proposed density of development proposed.

Supplementary Planning Guidance Note 'Residential Development' reinforces the need for developments to make the best use of land available for residential development in line with Policy RD 1. The Site Development Brief for the site advises that a lower density may be permissible given the prominent nature of the site.

The site area in this instance is approximately 2.1 hectares. The proposal is for the erection of 64 dwellings. This represents a density of 30.5 dwellings per hectare (dpa).

The adjacent development at Cae Topyn is being developed at a density of approximately 25 dwellings per hectare (dpa).

The considerations relevant to the issue of density are whether the number of dwellings proposed is acceptable in terms of need, whether the development makes the most efficient use of land, and whether the physical impact of the intensity of development is acceptable in its local context. In this instance the Strategic Housing & Policy Officer has confirmed that the density accords with the local need and the overarching Local Development Strategy for delivering housing. In terms of impact on the character of development within the locality, the density of 30.5 dwellings per hectare is considered acceptable, the layout and design of the development being similar in impact and appearance to other housing in this area.

4.2.3 Mix of dwelling types

The main Local Development Plan Policy which refers to housing type and mix in new development is Policy BSC 1. The policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of towns and villages, and sets out an expectation on developers 'to provide a range of house sizes, types and tenure to reflect local need and demand and the results of the Local Housing Market Assessment' (LHMA)

The LHMA identifies a desirable split of house types on larger developments in the following proportions:

30% 1&2 bed
35% 3 bed
35% 4+ bed

The proposed scheme offers an overall mix of:

31% 2 bed,
33% 3 bed
36% 4 bed

Consideration has also been given to the type of dwellings. All proposed dwellings would be 2 storey. Whilst there is no policy requirement to provide bungalows specifically, Officers have asked the applicant to consider providing a number of bungalows on the site. The applicant has responded by advising that given the cost of land, bungalows are not cost effective and provision would impact on the viability of the site. It is further noted that there is not an identified affordable housing need for bungalows in this location. **Only AH need, or general housing need?**

In Officers' opinion, the proposed mix of dwelling types is broadly compliant with policy requirements. In the absence of evidence to justify provision of bungalows within the site, the provision of all 2 storey dwellings is not considered unacceptable. The mix of 2, 3 and 4 beds is also considered to be acceptable.

Having regard to the above, it is considered that the proposals would provide for a wide mix of dwelling types and sizes which would be consistent with the intentions of Policy BSC 1 and the current Local Housing Market Assessment.

4.2.4 Affordable Housing

Local Development Plan Policy BSC 4 seeks to ensure that all developments of 3 or more residential units provide a minimum of 10% affordable housing. Developments of 10 or more are expected to make on site provision and development of less than 10 residential are expected to make provision by way of financial contribution.

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 Town Council have objected on the ground that insufficient affordable housing is proposed on the site, and have highlighted the draft National Development Framework 2020-2040 which suggests 47% of new housing should be 'affordable'. In respecting these comments, in Officers' opinion little weight can be attached to National development Framework recommendations at this time given that the document is not adopted, refers to the whole of Wales and is back dated to 2018. The figures provided are broad brush to highlight the need for affordable housing across the whole country.

With specific reference to this site, the Council's Strategic Planning and Housing section has advised there is an identified need for affordable housing in the area. The application proposes 6 affordable units plus a financial contribution of £44,051.76. The Strategic Housing Officer supports the proposal as being an appropriate provision for the area.

With respect to the comments of the Town Council, it is considered that the proposal complies with adopted policy and provides an acceptable amount of affordable housing on the site. The required financial contribution will be secured through a legal agreement.

4.2.5 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the

visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

The site development brief requires a visual corridor to safeguard the view of St Marcella's Church from Old Ruthin Road and New Ruthin Road. The site development brief suggests that design influence could be taken from nearby dwellings, and the layout should reflect the pattern of development in the locality. The site development brief highlights that the character of development in the area is typically two storey dwellings, of both detached and semi-detached design.

No objections have been received in relation to the impact of the proposal on visual amenity.

Officers accept that there will inevitably be some visual amenity impact from housing development in this location. However, the appeal decision on the adjacent site (Cae Topyn) concluded that the impact of the development on the character and appearance of the site must be taken in the context of it being allocated for housing, and the need to develop.

A range of house types/designs have been proposed, along with a scheme of landscaping. The development would be seen within the context of the existing development to the north and east. It would be set at a slightly lower level than the A525, from which principal views of the development would be afforded. The Site Development Brief suggests the built form of two storey detached, and semi-detached, (as seen in the locality) should be adhered to, and this is what has been submitted.

It is Officers' opinion that any form of development on this site, immediately adjacent to the A525 and on the edge of a settlement will inevitably alter the appearance of the area. However, it is considered that the use of suitable landscaping, and appropriate materials on the dwellings will help soften the appearance of the development.

In conclusion, it is considered the proposed development would not have an unacceptable impact on the character, appearance and visual amenity of the locality.

4.2.6 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. Supplementary Planning Guidance 'Residential Development Design Guide' offers guidance on what are separation distances are usually considered acceptable in residential developments.

No objections have been received in relation to the proposed impact the proposal would have on the residential amenity of the area.

The Public Protection Officer has been consulted and has raised no objections to the proposal.

The layout of the site, and its relationship to existing dwellings can be seen at the front of the report. The closest point between existing dwellings and the proposed dwellings is between the rear gable point of 1 Clwydian View and the corner gable of

plot 47. 1 Clwydian View is a two storey dwelling and plot 47 is proposed to be a two storey dwelling with no side windows proposed. A similar relationship would be created between plot 53 and 2 Clwydian View (Caer Delyn) and plot 27 and 1 and 2 Plas Bach. The nearest point between any of the proposed dwellings and existing dwellings would be 12 metres. It is noted that the land levels in the location of plots 47 and 53 are approximately 1 metre lower than 1 and 2 Clwydian View. 1 and 2 Clwydian View both have first floor bedroom windows that look across the proposed site. The distance from these windows to the site boundary is 10 metres. The windows look between the proposed new dwellings on the application site, not directly at them.

In Officers opinion, the difference in site levels between Plots 47, 53 and 1 and 2 Clwydian View, the orientation of the dwellings and the spaces between the dwellings would result in a form of development that would not have an unacceptable impact on the residential amenity of the area.

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 2, 3 and 4 bed semi-detached and terraced properties ranging from 65sq.m (2 beds) in area to 155sq.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 plots 27, 37 and 41 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, Officers' opinion is that there would be no adverse residential amenity impacts.

4.2.7 Ecology

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 5.2), 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.

The Site Development Brief requires the site to be surveyed for the presence of wildlife and protected species.

An ecological survey and habitat survey has been submitted with the application and Natural Resources Wales (NRW) and the County Ecologist have been consulted. No objections have been raised to the proposal. The County Ecologist has requested that planning conditions are attached to any permission to prevent the introduction of invasive species into the site, to control the external lighting on the site to ensure there are no negative impacts upon bat flight paths, mitigation for hedgehogs on the

site, provision of bat and bird friendly features and a revised planting plan to provide improved mitigation for the loss of the hedgerow along Old Ruthin Road.

Having regard to the information provided and the responses of NRW and the County Ecologist, it is considered that the proposed development is acceptable in relation to impact on ecology, and through the imposition of planning conditions the impacts can be adequately mitigated.

4.2.8 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.

The site development brief identifies possible localised issues of surface water flooding. It advises that, to reduce risk, any proposed development should be required to minimise water runoff in order to maintain or reduce pre-development rates as per policy VOE 6 Water Management.

No objections have been received in relation to the drainage impacts of the development.

Surface Water

NRW, the Council's Flood Risk Manager and Highways Officer raise 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.

A Drainage Strategy has been submitted with the application, which identifies that it is suitable to use infiltration methods to deal with surface water. Each dwelling would have its own soakaway to deal with water from roofs and hardstanding.

Highway surface water will be gullied and piped to a soakaway created under the Public Open Space area. The Highway drainage system would be adopted by the Local Authority.

Foul Water

Foul sewage is proposed to be dealt with via the public sewer network, with a pumping station proposed in the lowest part of the site. Waste water would be pumped up along Old Ruthin Road to the connection point on Whitchurch Road.

In respect of foul drainage, Dwr Cymru confirm there are no capacity issues in the public sewerage system or the treatment works in connection with the proposal to develop the site. Dwr Cymru have not raised an objection to the proposed means of foul drainage and have confirmed that the foul sewage system (including pumping station) would be adopted by Dwr Cymru.

Officers consider that sufficient information has been submitted to demonstrate that foul and surface water can be acceptably managed. The proposals are therefore considered acceptable in relation to drainage subject to appropriate conditions being imposed.

4.2.9 Highways (including accessibility and parking)

Local Development Plan Policy RD 1 tests (vii) and (viii) oblige provision of safe and convenient access for a range of users, together with adequate parking, services and manoeuvring space; and consideration of the impact of development on the local highway network. Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (Section 8) and TAN 18 – Transport, in support of sustainable development.

The site development brief identifies the need for a Transport Assessment to be submitted with any development proposal, to set out how the development proposal would mitigate transport impact through design and the imposition of planning conditions or obligations. The Brief also specifically refers to assessing the impact upon Myddleton Park Roundabout, Old Ruthin Road/Whitchurch Road Junction, Old Ruthin Road (brow of hill), Whitchurch Road/St Marcella's Church, Old Ruthin Road (corner), Old Ruthin Road and New Ruthin Road Junction. The brief also identifies the need to take into account parking for Brookhouse Chapel. The brief also suggests proposals should demonstrate how any scheme prioritises walking, cycling and public transport over the use of private vehicles. In particular it suggests that the proposed site layout should fit in with and enhance existing walking routes in the area. The proposed site layout should encourage walking and make it easier and preferable to get around the area by foot. The brief suggests that 2.0 metre wide footways on either side of Old Ruthin Road should be provided along the frontages of both potential development sites and enhancements to the roundabout area should be considered.

The application is accompanied by a transport assessment, and includes layout plans showing the proposed vehicular access/egress points. The applicants have confirmed that they will construct a right turn lane from the A525 (New Ruthin Road) into Old Ruthin Road (in line with the Unilateral Agreement relating to the adjacent site, Cae Topyn).

The Transport Assessment and associated plans have been assessed by the Highway Officers, and extensive negotiations have taken place between Officers and

the Applicants / agents to ensure there is adequate information to assess the highway impacts of the proposals on the locality.

The Highway Officer has provided a comprehensive response on the application, including a review of the detailed considerations highlighted in the Site Development Brief. This is quoted in full in the Consultation Responses section of the report. The conclusion is that there are no highway grounds to justify refusal of permission and that conditions could reasonably be imposed which meet the circular tests for the control of highway issues. In reaching this conclusion, the Highway Officer has assessed the acceptability of the submitted information and has commented on impacts on the local road network, specific junctions/corners/ roundabout, the topography, access and parking arrangements, accessibility to the town centre and highway drainage. In brief, the response confirms:

- The Highway Officer is satisfied at the traffic flow information provided and that the level of vehicular traffic generated by the developments can be accommodated by the existing highway network.
- There is no evidence that there will be a safety problem with vehicles parked on the brow of the hill which relate to the site traffic
- The new site accesses comply with the visibility standards set out in Manual for Streets
- The likelihood of two HGVs / buses passing at the same time on Old Ruthin Road corner are extremely low, and in the event of this happening each vehicle will have good forward visibility due to the driver position hence it is not considered to be a danger to highway safety. The situation can be reviewed in the future
- For the level of flows predicted, the Old Ruthin Road/A525 Ruthin Road junction should be upgraded to a ghost island layout (right turn lane with hatching).
- Denbighshire's SPG 21 parking has been complied with.
- Footway and pedestrian crossing improvements are being proposed adjacent to the site, which are considered acceptable to serve the development and improve the links to local amenities.

In Officers' opinion, based on the conclusions of the Highway Officers, the proposal adequately demonstrates that the existing highway infrastructure is capable of accommodating the development. It proposes improvements and mitigation solutions to address local issues and is considered acceptable, subject to relevant controls being imposed through planning conditions. The requirements of the Site Development Brief would be reasonably met by the both the development of Cae Topyn, and this site.

4.2.10 Impact on Welsh Language and Social and Cultural Fabric

The requirement to consider the needs and interests of the Welsh Language is set out in Policy RD 5 in the Local Development Plan.

The Town Council has expressed concerns over the potential impact of the development on the Welsh language.

With respect to the Town Council's comments, the impact of development on the Welsh language has been assessed during deliberations on the Local Development Plan. On the basis of the information submitted, in Officers' opinion, a residential development on this site would not by virtue of its size, scale, and location give rise to significant harm to the character and language balance of the community. It is further noted that the extant outline permission also concludes that the development would not result in an unacceptable impact upon the Welsh Language.

4.2.11 Archaeology

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

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

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

Section 4 of TAN 24 - The Historic Environment sets out similar considerations to be given by a local planning authority to the determination of applications involving archaeological remains, and their settings. It outlines different scenarios obliging consideration of impacts and stresses the need for submissions to include relevant surveys, studies and assessments, and mitigation proposals.

The site development brief identifies the need for pre-determination investigation. The site has already been the subject of some archaeological investigation which has revealed some potential Neolithic features. The Clwyd Powys Archaeological Trust has requested additional survey work to be undertaken prior to development commencing.

Having regard to the comments of CPAT, it is considered that the proposals would not give rise to any unacceptable impacts in relation to archaeology, subject to additional investigation work being undertaken prior to work commencing on the site, a matter which can be covered by imposition of a suitable planning condition.

4.2.12 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.

Paragraph 5.30 of the site development brief states that financial contributions towards education provision will be required, in line with the calculation guidance provided. The proposal is expected to generate a need for 15 primary school places and 11 secondary pupil places.

It has been confirmed that based on the latest school roll information available (including the predicted numbers of school aged children from the adjacent Cae Topyn site), there is a surplus of 15 primary and 470 secondary places within the nearest primary and secondary schools. As there is sufficient capacity to accommodate the proposed development, a financial contribution is therefore not required in relation to this development.

4.2.13 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 erection of 64 dwellings necessitates a minimum provision of 0.3532 hectares; broken down into 0.2355 hectares for

community recreational open space and 0.12 hectares for children's play space equipped and informal.

Public Open Space is proposed to be located in the southern end of the site, adjacent to the dwelling Tanrallt. The proposal would provide approximately 0.23 hectares on site - split into 0.12 hectares of children's equipped play space and informal play area and 0.11 hectares towards community recreational open space. This would result in a shortfall of 0.12 hectares of recreational open space, which would need to be addressed through payment of a commuted sum, which is calculated at £50,553.26. Maintenance of the onsite provision is proposed to be via the establishment of a site management company.

In Officers' opinion the proposals in relation to Open space provision are acceptable and compliant with policy.

Other matters

Well – being of Future Generations

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

The report on this application has been drafted with regard to the Council's duty and the "sustainable development principle", as set out in the 2015 Act. The recommendation takes account of the requirement to ensure that present needs are met without compromising the ability of future generations to meet their own needs. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

- 5.1 The report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable having regard to relevant policies and guidance.
- 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, subject to conditions. 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 Section 106 Obligation / Unilateral Undertaking (UU) to secure affordable housing provision, an affordable housing commuted sum of £44,051.76, and an open space contribution of £50,553.26

The precise wording of the agreement would be a matter for the legal officer to finalise. In the event of failure to complete the agreement within 12 months of the date of the resolution of the planning committee, the application would be reported back to the Committee for determination against the relevant policies and guidance at that time. The Certificate of Decision would not be released until the completion of the agreement.

- B. Compliance with the following conditions:

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than INSERT DATE
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission:
 - (i) Location plan (Drawing No. RRD-LP.01) received 7 November 2019
 - (ii) Topographical Survey (Drawing No. 10268-1 1 of 2 and 2 of 2) received 7 November 2019
 - (iii) Proposed site layout plan (Drawing No. RRD-DL.01 Rev. I) received 31 January 2020
 - (iv) Proposed site layout plan - levels (Drawing No. RRD-LEV.01) received 19 November 2019
 - (v) Oakley Semi Floor Plans (Drawing No. BHD-OAK-PL02) received 7 November 2019
 - (vi) Oakley Semi Elevations (Drawing No. BHD-OAK-PL01) received 7 November 2019
 - (vii) Oakley & Warwick Floor Plans (Drawing No. BHD-OAKWAR.PL02) received 7 November 2019
 - (viii) Oakley & Warwick Elevations (Drawing No. BHD-OAKWAR.PL01) received 7 November 2019
 - (ix) Highfield-Oakley-Highfield Floor Plans (Drawing No. BHD-HIGHOAKHIGHF.PL02) received 7 November 2019
 - (x) Highfield-Oakley-Highfield Elevations (Drawing No. BHD-HGHFOAKHGHF.PL01) received 7 November 2019
 - (xi) Highfield & Oakley Floor Plans (Drawing No. BHD-HGHFOAK.PL02) received 7 November 2019
 - (xii) Highfield & Oakley Elevations (Drawing No. BHD-HGHFOAK.PL01) received 7 November 2019
 - (xiii) Hartford Floor Plans (Drawing No. BHD.HART.PL03) received 7 November 2019
 - (xiv) Hartford Elevations (Brick) (Drawing No. BHD.HART.PL02) received 7 November 2019
 - (xv) Hartford Elevations (Render) (Drawing No. BHD.HART.PL01) received 7 November 2019
 - (xvi) Stratford Floor Plans (Drawing No. BHD.STRAT.PL02) received 7 November 2019
 - (xvii) Stratford Elevations (Drawing No. BHD.STRAT.PL01) received 7 November 2019
 - (xviii) Ashbury Floor Plans (Drawing No. BHD-ASH.PL03) received 7 November 2019
 - (xix) Ashbury Elevations (Drawing No. BHD-ASH.PL02) received 7 November 2019
 - (xx) Ashbury Elevations (Render) (Drawing No. BHD-ASH.PL01) received 7 November 2019
 - (xxi) Canterbury Floor Plans (Drawing No. BHD-CTBRY.PL02) received 7 November 2019
 - (xxii) Canterbury Elevations (Drawing No. BHD-CTBRY.PL01) received 7 November 2019
 - (xxiii) Heatherington Floor Plans (Drawing No. BHD-HEATH.PL03) received 7 November 2019
 - (xxiv) Heatherington Elevations (Brick) (Drawing No. BHD-HEATH.PL02) received 7 November 2019
 - (xxv) Heatherington Elevations (Render) (Drawing No. BHD-HEATH.PL01) received 7 November 2019
 - (xxvi) Alderton Floor Plans (Drawing No. BHD-ALD.PL03) received 7 November 2019
 - (xxvii) Alderton Elevations (Brick) (Drawing No. BHD-ALD.PL02) received 7 November 2019
 - (xxviii) Alderton Elevations (Render) (Drawing No. BHD-ALD.PL01) received 7 November 2019
 - (xxix) Wiltshire Floor Plans (Drawing No. BHD-WILT.PL03) received 7 November 2019
 - (xxx) Wiltshire Elevations (Brick) (Drawing No. BHD-WILT.PL02) received 7 November 2019
 - (xxxi) Wiltshire Elevations (Render) (Drawing No. BHD-WILT.PL01) received 7 November 2019
 - (xxxii) Marbury Floor Plans (Drawing No. BHD-MARB.PL03) received 7 November 2019
 - (xxxiii) Marbury Elevations (Brick) (Drawing No. BHD-MARB.PL02) received 7 November 2019
 - (xxxiv) Marbury Elevations (Render) (Drawing No. BHD-MARB.PL01) received 7 November 2019
 - (xxxv) Sandringham Floor Plans (Drawing No. BHD-SAND.PL02) received 7 November 2019

(xxxvi) Sandringham Elevations (Drawing No. BHD-SAND.PL01) received 7 November 2019
(xxxvii) Landscaping Proposals (Drawing No. P.1227.19.03 Rev. B (Sheets 1-3) received 31 January 2020

(xxxviii) Planting Plan (Drawing No. P.1227.19.04 Rev. B (Sheets 1-4) received 31 January 2020

(xxxix) Construction Traffic Management Plan and Layout Plan received 19 November 2019

(xl) Lighting plan (Drawing No. 21035-D-01) received 7 November 2019

LANDSCAPING:

3. PRE-COMMENCEMENT CONDITION

No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
- (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
- (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (e) proposed positions, design, materials and type of boundary treatment.
- (f) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, etc.) associated with the public open space
- (g) the timing of the implementation of the planting and landscaping scheme.

The development shall only proceed in accordance with those details as approved. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

- 4. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.
- 5. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
- 6. No dwellings shall be permitted to be occupied until the written approval of the Local Planning Authority has been obtained to a landscape management plan, including management company details, management responsibilities and maintenance schedules for all landscaped areas, other than privately owned domestic gardens. The landscape management plan shall be carried out as approved.

ECOLOGY/BIODIVERSITY:

7. The development hereby approved shall be undertaken in accordance with the proposed mitigation, compensation and enhancement set out in section 6 of the submitted ecological appraisal dated August 2019 and received by the Local Planning Authority 7 November 2019.
8. No development shall be permitted to commence on any dwellings until the written approval of the Local Planning Authority has been obtained to details of the provision to be made within the development for features to be included for roosting bats and nesting birds, including the number, location and specification of those features. The approved details shall be implemented in full.
9. Access for hedgehogs (at least one 13cm x 13cm opening per garden) shall be made at ground level through the fencing used to separate the gardens of each property, to allow the movement of hedgehogs throughout the site.
10. No development shall be permitted to commence on any dwellings until the written approval of the Local Planning Authority has been obtained to details of a Biosecurity Risk Assessment. The development shall proceed strictly in accordance with the approved details.

HIGHWAYS:

11. 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.
12. **PRE-COMMENCEMENT**
No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
 - 1) Site compound location
 - 2) Traffic management scheme
 - 3) The parking of vehicles of site operatives and visitors;
 - 4) Loading and unloading of plant and materials;
 - 5) Storage of plant and materials used in constructing the development;
 - 6) The management and operation of construction vehicles and the construction vehicle routes
 - 7) Wheel washing facilities;
 - 8) Measures to control the emission of dust and dirt during construction

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

13. **PRE-COMMENCEMENT**
No development shall be permitted to commence until the formal written approval of the Local Planning Authority has been obtained to the detailed layout, design, means of traffic calming, street lighting, signing, drainage and construction of the internal estate road/and access to the site, footway links and associated highway works shall be submitted to and approved in writing by the Local Planning Authority.

The works shall be completed in accordance with the approved details before the development to which they relate is first brought into use, and shall be retained as approved at all times thereafter.

14. The right turn lane from the A525 into Old Ruthin Road shall be completed in accordance with the approved plans prior to the first occupation of any dwelling.

MATERIALS:

15. No development shall be permitted to commence on the external faces of the walls or roofs of any buildings until the written approval of the Local Planning Authority has been obtained to the details of all the materials and finishes it is proposed to use thereon, including, where relevant, the texture, type and colour of the finish. The development shall be undertaken strictly in accordance with the details approved under this condition.

OTHER:

16. 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.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
4. In the interest of visual amenity and biodiversity.
5. In the interest of visual amenity and biodiversity.
6. In the interest of visual amenity.
7. In the interest of preserving ecological interests
8. In the interest of preserving ecological interests
9. In the interest of preserving ecological interests
10. In the interest of preserving ecological interests
11. To ensure that adequate visibility is provided at the proposed point of access to the highway.
12. To ensure suitable arrangements are in place to control construction stage works, in the interests of residential amenity and highway safety.
13. To ensure the development is served by a safe and satisfactory access, and in the interests of the free and safe movement of traffic on the adjacent highway.
14. In the interest of the free and safe movement of traffic on the adjacent highway.
15. To ensure the development is served by safe and satisfactory highway arrangements.
16. In the interest of residential amenity