

# Queen's Market and Savoy Hotel

## Wellbeing Impact Assessment Report

This report summarises the likely impact of a proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number:	215
Brief description:	Acquisition and redevelopment of land and buildings in Rhyl town centre to accommodate a mixed leisure and retail development
Date Completed:	15/03/2018 11:21:33 Version: 2
Completed by:	Mark Dixon
Responsible Service:	Facilities, Assets & Housing
Localities affected by the proposal:	Rhyl,

# IMPACT ASSESSMENT SUMMARY AND CONCLUSION

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

## Score for the sustainability of the approach

Your Approach Is Excellent



(4 out of 4 stars)

Actual score : 24 / 24.

## Summary of impact

Wellbeing Goals



A prosperous Denbighshire	Positive
A resilient Denbighshire	Positive
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Positive
A globally responsible Denbighshire	Positive

## Main conclusions

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well being goals through the provision of a low carbon, fully accesible development which will improve communications and transport infrastructure in a location which will enable residents to access a wider range of services on foot or by cycling, it will have a positive impact on the economy by improving the vitality of the town centre and increasing awareness of employment opportunities in the construction and leisure sectors, and it will improve the attractiveness of the area by removing dereliction and improving community safety.

# THE LIKELY IMPACT ON DENBIGHSHIRE, WALES AND THE WORLD

## A prosperous Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive for the "prosperous Denbighshire" well being goal because poorly insulated buildings will be replaced with energy efficient new builds thereby contributing to a low carbon society, it will support economic development by increasing footfall in the town centre and as a consequence the viability of adjacent businesses, it will provide raise skill levels through the provision of work tasters in the growing construction and leisure sectors, and it will improve infrastructure by increasing WiFi coverage and town centre parking.

### Positive consequences identified:

The proposal will contribute to a low carbon society by replacing poorly insulated buildings with solid wall construction with new energy efficient buildings constructed to the BREEAM Excellent standard. The proposal will contribute to the vitality of Rhyl town centre by providing premises suited for occupation by businesses which will act as key attractors which will increase footfall and improve the viability of town centre businesses generally.

The proposal will improve employment opportunities for the long term by providing accommodation for businesses operating in the leisure sector which is experiencing phenomenal growth locally.

The proposal will provide quality skills for the long term by offering work tasters during the construction phase and subsequently with the tenant businesses once they are in occupation in conjunction with Job Centre Plus and projects like Opus.

The proposal will improve communications infrastructure through the provision of WiFi coverage by the tenant businesses to the open space which will be created in the development, and it will improve transport infrastructure by providing additional parking in the heart of the town centre.

### Unintended negative consequences identified:

### Mitigating actions:

## A resilient Denbighshire

Overall Impact	Positive
Justification for impact	The overall impact of the proposal for the "resilient Denbighshire" well being goal will be positive because biodiversity in the urban environment will be improved through the introduction of soft landscaping to a built up area, the waste generated by the site as a whole will be reduced by decreasing the density of development, and fuel consumption will be reduced by providing facilities which local residents will be able to access without having to travel out of county.

### Positive consequences identified:

The proposal will improve biodiversity in the built environment by including soft landscaping in the public space in what has hitherto been a completely developed urban area.

The proposal will reduce the production of waste from the site through the construction of a replacement development with a reduced amount of floor space accommodating businesses which will generate less waste.

The proposal will reduce fuel consumption by accommodating key attractor businesses in the county which will obviate the need for residents to travel outside the county to access the services which they offer.

**Unintended negative consequences identified:**

The provision of additional car parking capacity might encourage the use of vehicles powered by hydrocarbon fuels.

**Mitigating actions:**

The potential negative impact arising from the greater use of vehicles fuelled by hydrocarbons can be mitigated by making provision for the future installation of charging points for electric vehicles.

**A healthier Denbighshire**

Overall Impact	Positive
Justification for impact	The overall impact of the proposal for the "healthier Denbighshire" well being goal will be positive because it will encourage health and well being by providing facilities which are within walking or cycling distance for local residents, by providing access to good quality healthy food in the businesses which will be accommodated in the development, and it will encourage greater participation in leisure opportunities by increasing the breadth of the leisure offer available in the town.

**Positive consequences identified:**

The proposal will encourage and support health and well being by enhancing the range of facilities available in the town centre which residents can access by walking or cycling.

The proposal will improve access to good quality, healthy food by providing premises which can accommodate businesses in the hospitality sector which can provide healthy meals for customers.

The proposal will encourage greater participation in leisure opportunities by increasing the breadth of the leisure offer available in the town.

**Unintended negative consequences identified:**

**Mitigating actions:**

**A more equal Denbighshire**

Overall Impact	Positive
Justification for impact	The proposal will improve the well being of people with protected characteristics by replacing inaccessible buildings by ones which are fully accessible by wheelchair users, and it will tackle poverty by creating jobs in one of the most deprived areas of Wales.

**Positive consequences identified:**

The proposal will improve the well being of people with protected characteristics by replacing buildings with no lift access to upper storeys with ones which are fully accessible, and by providing dedicated car parking areas for Blue Badge holders at the heart of the development. The proposal will help to tackle poverty by creating jobs at the heart of one of the most deprived Lower Super Output Areas in Wales and by providing work tasters to help residents to access the jobs available.

**Unintended negative consequences identified:**

**Mitigating actions:**

**A Denbighshire of cohesive communities**

Overall Impact	Positive
Justification for impact	The overall impact of the proposal will be positive for the "Denbighshire of cohesive communities" well being goal because it will improve community safety through the creation of open spaces offering improved security for users, it will encourage community participation by encouraging the engagement of stakeholders in the Planning process for the development, and it will improve the attractiveness of the area by replacing derelict buildings with new builds of contemporary design.

**Positive consequences identified:**

The proposal will improve community safety by replacing an area crossed by a network of unlit alleys with brightly lit open spaces covered by CCTV provided by the tenants of the new leisure units. The proposal will encourage community participation by engaging stakeholders in the pre-application consultation process for the outline Planning application for the development. The proposal will help to improve the attractiveness of the area by replacing derelict properties with new buildings of a contemporary design.

**Unintended negative consequences identified:**

**Mitigating actions:**

**A Denbighshire of vibrant culture and thriving Welsh language**

Overall Impact	Positive
Justification for impact	The overall impact of the proposal is positive because it will promote the use of the Welsh language through the use of bilingual signage and advertising materials, and it will help to protect the area's heritage by renovating a building in the Conservation Area.

**Positive consequences identified:**

The proposal will promote the use of the Welsh language through the use of bilingual signage and advertising materials. The proposal will help to protect the heritage of the area through the renovation of the one building on the site which is located in a Conservation Area.

**Unintended negative consequences identified:**

**Mitigating actions:**

**A globally responsible Denbighshire**

Overall Impact	Positive
Justification for impact	The proposal will have a positive impact overall because it has the potential to benefit local supply chains by providing procurement opportunities which can be accessed by locally based SMEs, and it will help other organisations to achieve their objectives by for example enabling the Welsh Government to deliver its Tackling Poverty Action Plan.

**Positive consequences identified:**

The proposal has the potential to benefit local supply chains by providing procurement opportunities which can be accessed by locally based SMEs.  
The proposal will help other organisations to achieve their objectives across the region by for example enabling the Welsh Government to deliver its Tackling Poverty Action Plan by supporting regeneration in a seaside town which was a former Communities First area.

**Unintended negative consequences identified:**

**Mitigating actions:**