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02/2020/0724

Scale: 1:2500

Printed on: 2/12/2020 at 11:59 AM



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0 10 20 30 40 50 60m

0 10 20 30 40 50 60m

- Remain existing boundary vegetation
- Proposed long grass with flower mix
- Proposed grass
- Proposed annual planting
- Proposed border for macadamised parking (long term preliminary ecological report)
- Proposed tree
- Proposed area of surface water storage (permeable block paving gravel area)
- Proposed block paving (area permeable) (block top)
- Proposed block paving (area permeable) (block top)
- Proposed block paving (area permeable) (block top)
- Proposed compacted gravel path (flat colour)
- Proposed 1.5m high boundary fence (stone or brick finish)
- Proposed 1.8m high 1m wide (black metal) gate with key operated lock (metal)
- Proposed 1.2m high boundary fence (stone or brick finish)
- Proposed 1.2m high boundary fence (stone or brick finish)
- Proposed 1.2m high 1m wide boundary gate (black metal ball top)
- Proposed 1.2m high boundary double gate (black metal ball top)
- Proposed 1.5 boundary (1.2m wall with 500mm railing) (black metal ball top)
- Proposed 1.5m high 1m wide boundary gate (black metal ball top)
- Proposed access fence (area see floor cover report)
- Proposed pedestrian gate
- Proposed 300mm gravel strip with border edge
- Proposed area with surface points for cycle storage
- Proposed brick base
- Proposed removable bollard
- Proposed metal sign (diamond 2.4m)
- Proposed bench
- Proposed pavement slab (grass surface)



Proposed public open spaces

Proposed compacted gravel footpath

Long grass wildflower area

Proposed 1.5 boundary (1.2m wall with 500mm railing) (black metal ball top)

Proposed 1.8m high 1m wide (black metal) gate with key operated lock (metal)

Proposed 1.2m high boundary fence (stone or brick finish)

Proposed 1.2m high 1m wide boundary gate (black metal ball top)

Proposed 1.2m high boundary double gate (black metal ball top)

Proposed 1.5 boundary (1.2m wall with 500mm railing) (black metal ball top)

Proposed 1.5m high 1m wide boundary gate (black metal ball top)

Proposed access fence (area see floor cover report)

Proposed pedestrian gate

Proposed 300mm gravel strip with border edge

Proposed area with surface points for cycle storage

Proposed brick base

Proposed removable bollard

Proposed metal sign (diamond 2.4m)

Proposed bench

Proposed pavement slab (grass surface)

Proposed 1.5m high 1m wide boundary gate (black metal ball top)

Proposed 1.8m high 1m wide (black metal) gate with key operated lock (metal)

Proposed 1.2m high boundary fence (stone or brick finish)

Proposed 1.2m high 1m wide boundary gate (black metal ball top)

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Proposed access fence (area see floor cover report)

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Proposed 300mm gravel strip with border edge

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Proposed removable bollard

Proposed metal sign (diamond 2.4m)

Proposed bench

Proposed pavement slab (grass surface)

Please refer to Waterloo report. Area to be reviewed and revised following updated Waterloo modelling and report.

Flood storage area.

Localised enhancement to existing hedgerow with native tree canopy planting.

Proposed pedestrian access

Proposed cycle path. Bituminous macadam surfaces. 3m wide.

Proposed swale/SUDs

Proposed location for relocation of existing native hedgerow from within the site.

Proposed 1.5 boundary (1.2m wall with 500mm railing) (black metal ball top)

Proposed 1.8m high 1m wide (black metal) gate with key operated lock (metal)

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Proposed 1.2m high 1m wide boundary gate (black metal ball top)

Proposed 1.2m high boundary double gate (black metal ball top)



GLASDIR

Landscape Proposals

Prepared by: **ARM**

55 Styal Highway, Styal, Cheshire, M68 7LW, UK
 Tel: 01625 874444
 Email: info@arm-landscape.com

GO: August 2019
 J5: 1:500 @ A1
 K: 3117 / 001

PROJECT NUMBER: 627

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DATE: 08/20/2024

PROJECT: 627 - 1000 W. 10TH AVE. - 2ND FLOOR

ARCHITECT: J.P. HANCOCK ARCHITECTURE, INC.

1000 W. 10TH AVE. - 2ND FLOOR

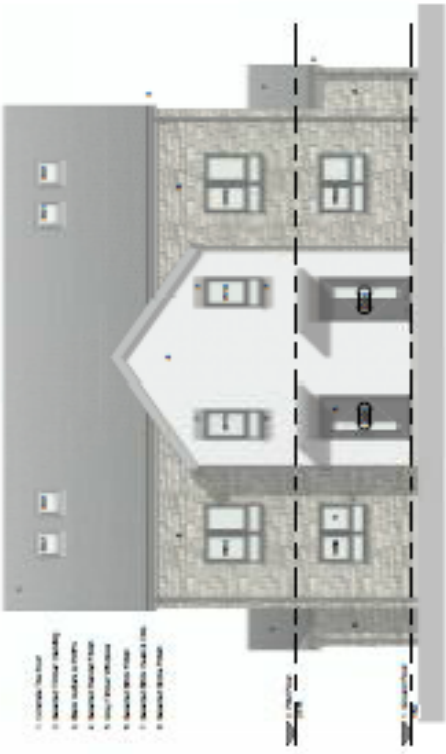
DESIGNED BY: J.P. HANCOCK ARCHITECTURE, INC.

DATE: 08/20/2024

PROJECT: 627 - 1000 W. 10TH AVE. - 2ND FLOOR

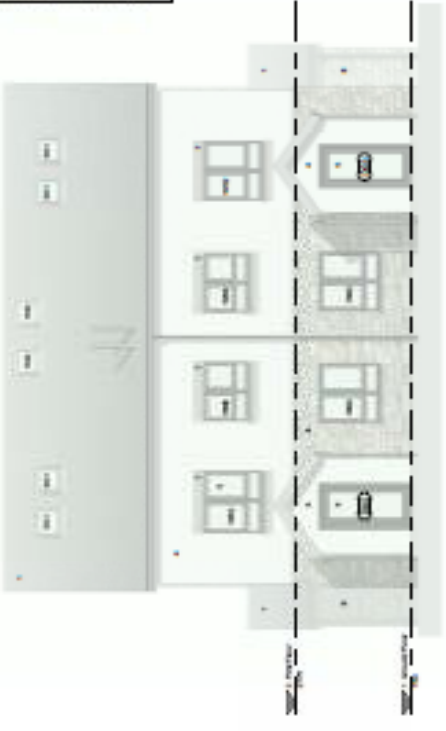
ARCHITECT: J.P. HANCOCK ARCHITECTURE, INC.

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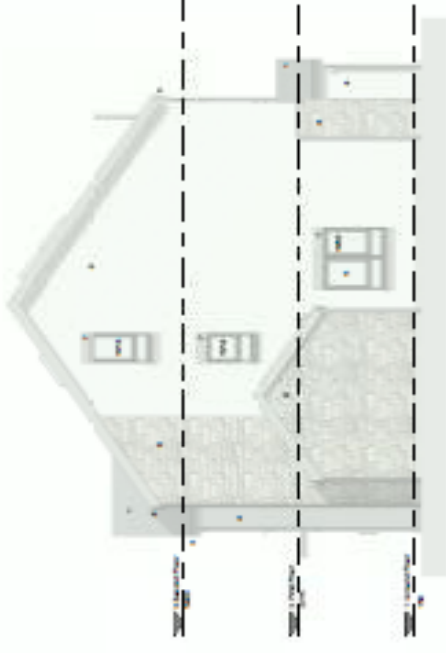


- 1. EXTERIOR WALLS
- 2. WINDOW FRAMES
- 3. DOOR FRAMES
- 4. ROOFING
- 5. GUTTERS
- 6. PORCHES
- 7. BALCONIES
- 8. SIGNAGE

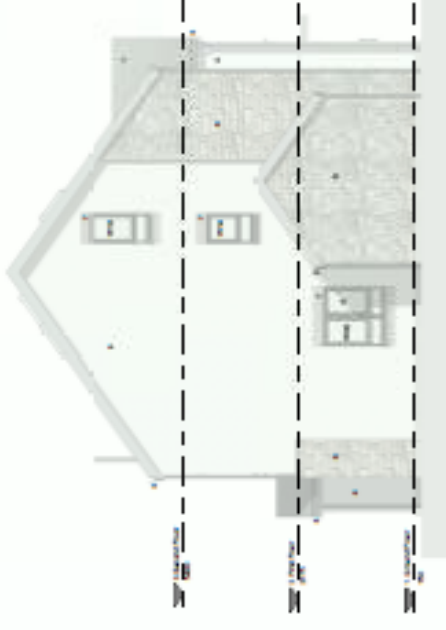
① Front Elevation
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② Rear Elevation
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③ Side 1
1:30



④ Side 2
1:30



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No.	Description	Issued	Date
J.P. HANCOCK ARCHITECTURE			
1000 W. 10TH AVE. - 2ND FLOOR			
ARCHITECT			
DATE: 08/20/2024			
PROJECT: 627 - 1000 W. 10TH AVE. - 2ND FLOOR			
DRAWN BY: J.P. HANCOCK ARCHITECTURE, INC.			
DATE: 08/20/2024			
PROJECT: 627 - 1000 W. 10TH AVE. - 2ND FLOOR			
ARCHITECT: J.P. HANCOCK ARCHITECTURE, INC.			
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DESIGNED BY: J.P. HANCOCK ARCHITECTURE, INC.			
DATE: 08/20/2024			
PROJECT: 627 - 1000 W. 10TH AVE. - 2ND FLOOR			
ARCHITECT: J.P. HANCOCK ARCHITECTURE, INC.			
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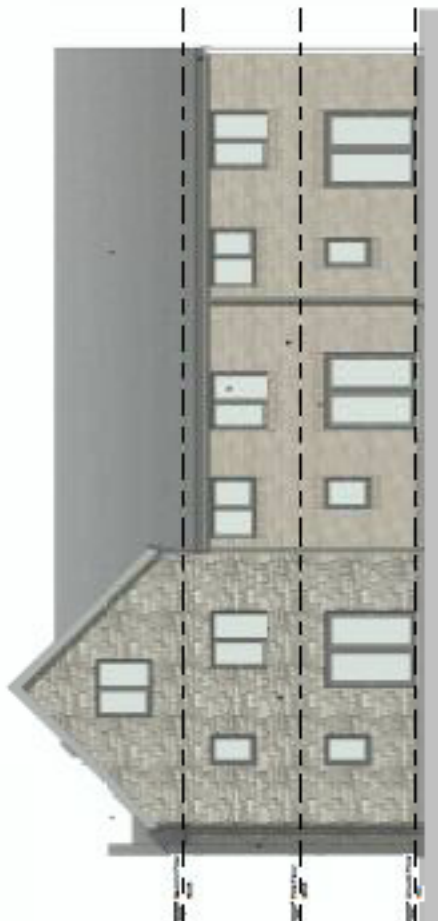
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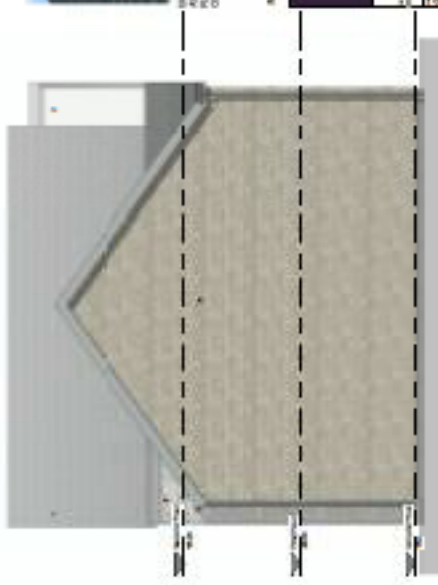
① Front Elevation
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③ Side Elevation 1
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② Rear Elevation
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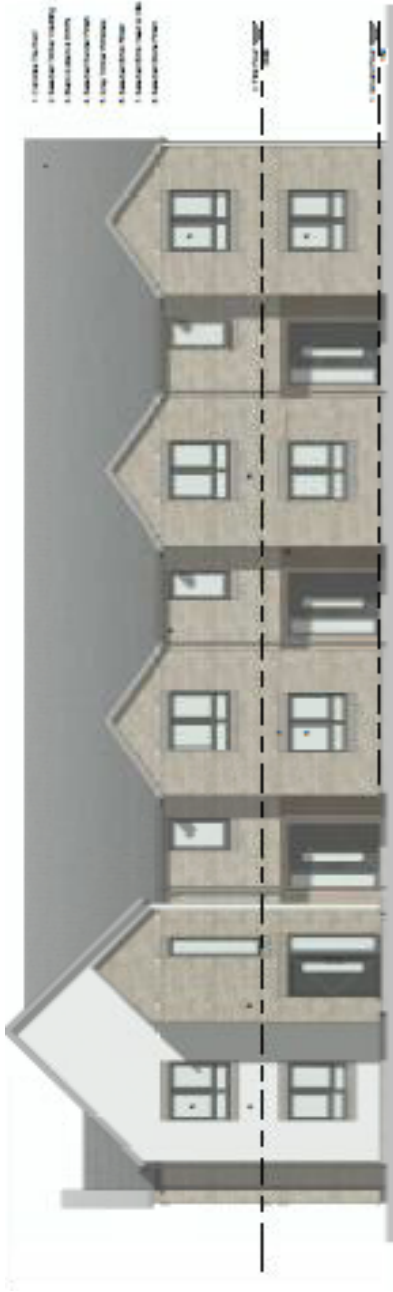


④ Side Elevation 2
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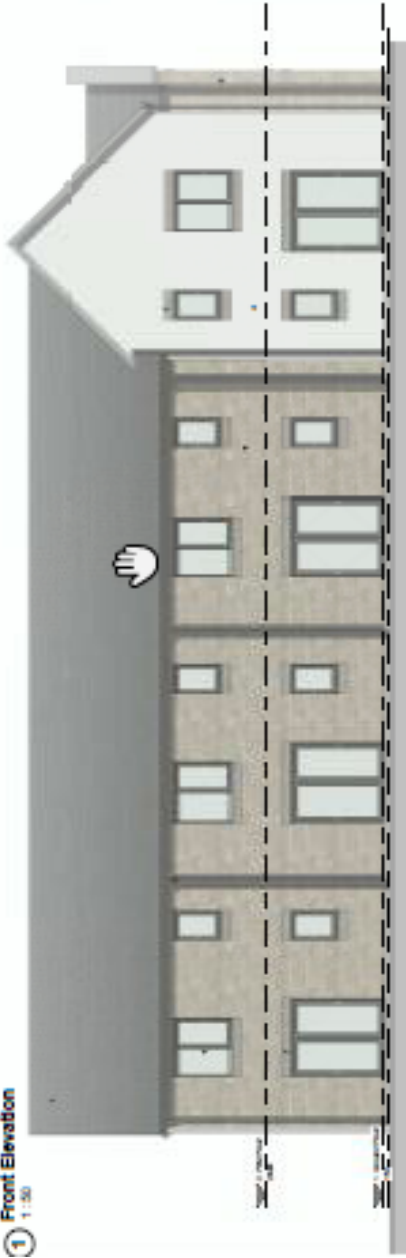
FOR MORE INFORMATION, PLEASE CONTACT THE ARCHITECT AT THE FOLLOWING PHONE NUMBER: 01273 811111
 CONTRACTOR INFORMATION

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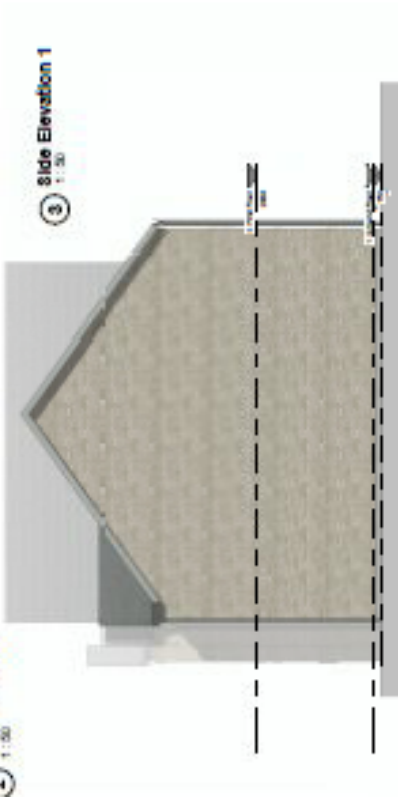


- 1. BRICK Siding
- 2. Dark Gray Trim
- 3. Dark Gray Siding
- 4. Dark Gray Trim
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- 10. Dark Gray Trim

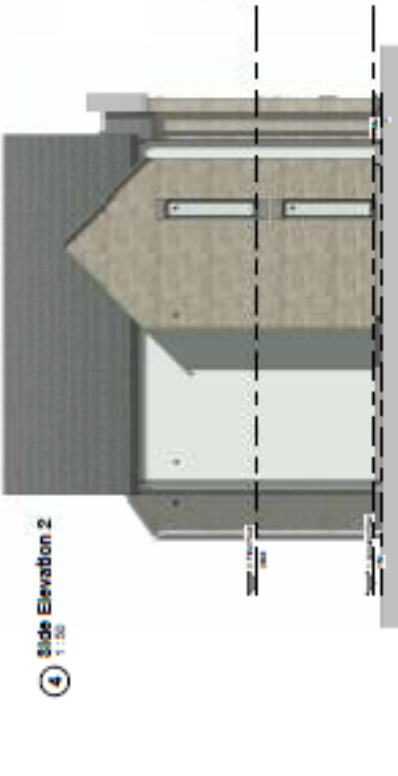
1 Front Elevation
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2 Rear Elevation
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3 Side Elevation 1
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4 Side Elevation 2
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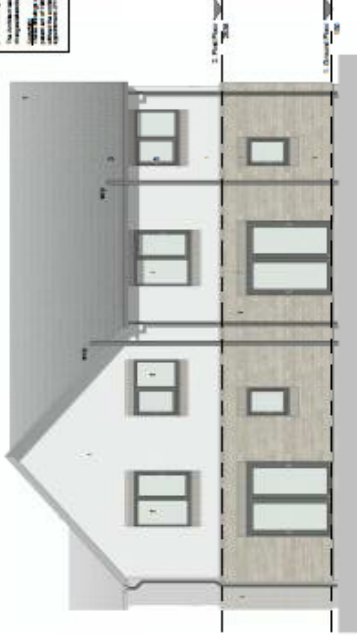


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No.	Description	Revised Date
1	Initial Design	08/14/2023
2	Final Design	08/14/2023
3	Final Design	08/14/2023
4	Final Design	08/14/2023
5	Final Design	08/14/2023
6	Final Design	08/14/2023
7	Final Design	08/14/2023
8	Final Design	08/14/2023
9	Final Design	08/14/2023
10	Final Design	08/14/2023

PROPOSED ELEVATIONS 2/25

No construction is permitted in any area shown on this drawing unless specifically indicated. All construction shall conform to the applicable provisions of the International Building Code, International Residential Code, and all applicable local, state and federal laws, codes and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The contractor shall be responsible for coordinating with all other trades and subcontractors. The contractor shall be responsible for maintaining the site and ensuring that the project is completed in a timely and efficient manner. The contractor shall be responsible for providing a safe and healthy work environment for all workers. The contractor shall be responsible for providing a clean and professional appearance for the project. The contractor shall be responsible for providing a high quality finished product. The contractor shall be responsible for providing a competitive price for the project. The contractor shall be responsible for providing a reliable and trustworthy service. The contractor shall be responsible for providing a prompt and courteous response to all inquiries. The contractor shall be responsible for providing a clear and concise communication throughout the project. The contractor shall be responsible for providing a professional and courteous attitude at all times. The contractor shall be responsible for providing a high level of customer service. The contractor shall be responsible for providing a high level of professionalism. The contractor shall be responsible for providing a high level of integrity. The contractor shall be responsible for providing a high level of honesty. The contractor shall be responsible for providing a high level of transparency. The contractor shall be responsible for providing a high level of accountability. The contractor shall be responsible for providing a high level of responsibility. The contractor shall be responsible for providing a high level of commitment. The contractor shall be responsible for providing a high level of dedication. The contractor shall be responsible for providing a high level of passion. The contractor shall be responsible for providing a high level of energy. The contractor shall be responsible for providing a high level of enthusiasm. The contractor shall be responsible for providing a high level of motivation. The contractor shall be responsible for providing a high level of focus. The contractor shall be responsible for providing a high level of determination. The contractor shall be responsible for providing a high level of perseverance. The contractor shall be responsible for providing a high level of resilience. The contractor shall be responsible for providing a high level of adaptability. 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2 Rear Elevation
1:50



- 1. Concrete Tilt-Up Slab
- 2. Insulated Tilt-Up Slab
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- 8. Insulated Tilt-Up Slab

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BACK ROOF TO HAVE 1/2" MINIMUM CLEARANCE FROM ROOF PARALLEL TO STUDS FOR COMBUSTIBLE INSULATION CONTRACTING INSULATION

Rev.	Description	Issued	Date
JPM ARCHITECTS			
JPM ARCHITECTS			
1000 W. 10th Street, Suite 1000			
Denver, Colorado 80202			
Tel: 303.733.1111 Fax: 303.733.1112			
www.jpmarchitects.com			
Project: 2024-0001-001			
Client: [Redacted]			
Architect: [Redacted]			
Designer: [Redacted]			
Draftsman: [Redacted]			
Scale: 1/8" = 1'-0"			
Date: 10/20/2024			
Sheet: 2/25			



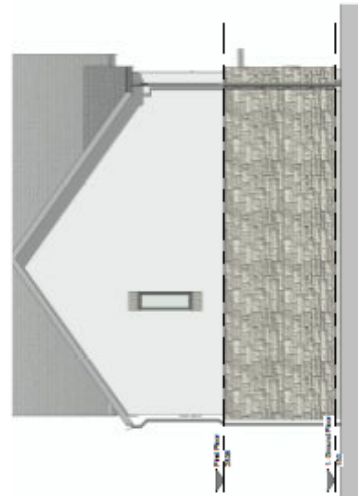
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CONTRACT NUMBER: 225

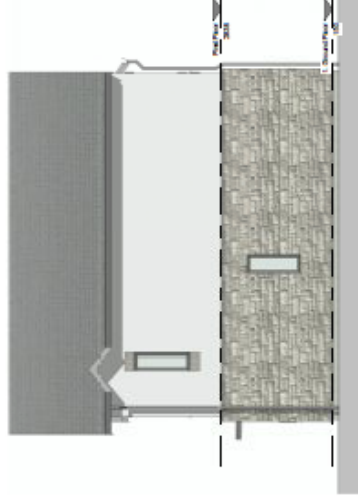
The Architect shall not be responsible for the accuracy of the information provided by the client or other sources. The Architect shall not be responsible for the accuracy of the information provided by the client or other sources. The Architect shall not be responsible for the accuracy of the information provided by the client or other sources.



② Side Elevation 1
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① Front Elevation
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④ Side Elevation 2
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③ Rear Elevation
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EACH COPY OF THESE PLANS SHALL BE CONSIDERED AS A SEPARATE PLAN SHEET. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL CODES AND REGULATIONS. DETAILS TO BE CONFIRMED BY THE CLIENT. CONSULT THE ARCHITECT FOR ANY CHANGES.

Rev.	Description	Issued	Date
JPM ARCHITECTS			
1000 Main Street, Suite 100 Columbus, Ohio 43215 Phone: (614) 220-1111 Fax: (614) 220-1112 Email: info@jpmarchitects.com Website: www.jpmarchitects.com			
PROJECT: 2024-001 CLIENT: JPM ARCHITECTS DESIGNER: JPM ARCHITECTS DRAWING NO.: 2024-001-01 DATE: 10/15/24 SCALE: 1:50			
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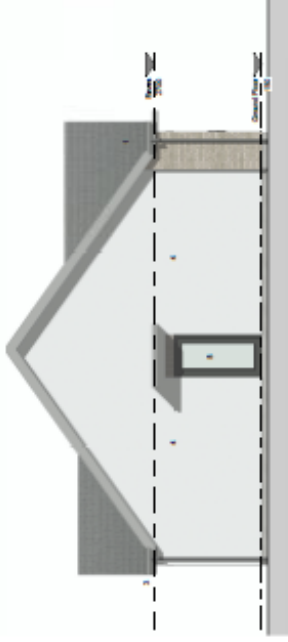
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- 1. Concrete On Foot
- 2. Masonry Ties in Ceiling
- 3. Block Sillars & CMU's
- 4. Masonry Finish Work
- 5. Dry-Tack Masonry
- 6. Masonry Block Work
- 7. Masonry Block, Sillars & CMU
- 8. Masonry Masonry Work



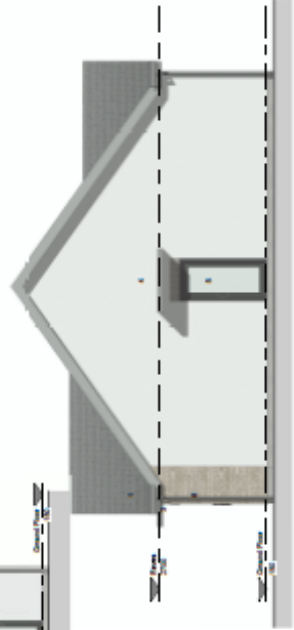
1 Front Elevation
1:50



2 Side Elevation 2
1:50



3 Rear Elevation
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4 Side Elevation 1
1:50



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 10. Obtain all necessary approvals from the appropriate authorities.



1. Concrete Floor
2. 2x8 Studs, Joists & Sheathing
3. Block, Cement & SF/SPF
4. Exterior Finish - Siding
5. 1/2" Dry Wall
6. Interior Finish - Paint
7. Exterior Finish - Siding & Trim
8. Exterior Finish - Paint

1. Concrete Floor
2. 2x8 Studs, Joists & Sheathing
3. Block, Cement & SF/SPF
4. Exterior Finish - Siding
5. 1/2" Dry Wall
6. Interior Finish - Paint
7. Exterior Finish - Siding & Trim
8. Exterior Finish - Paint



4 Side Elevation 2
1:50



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3 Rear Elevation
1:50

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Eitem Agenda 5 / Agenda Item 5



Eitem Agenda 5 / Agenda Item 5



Eitem Agenda 5 / Agenda Item 5



Eitem Agenda 5 / Agenda Item 5



WARD : Ruthin

WARD MEMBER(S): Cllr Huw Hilditch Roberts
Cllr Bobby Feeley
Cllr Emrys Wynne (c)

APPLICATION NO: 02/2020/0724/ PF

PROPOSAL: Erection of 63 no. affordable dwellings together with access, open space and associated works (amended scheme)

LOCATION: Land At Glasdir Ruthin

APPLICANT: Clwyd Alyn Housing Ltd.

CONSTRAINTS: C1 Flood Zone

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

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

- Recommendation to grant / approve – 4 or more objections received

CONSULTATION RESPONSES:

RUTHIN TOWN COUNCIL:

“The Town Council’s comments were that it welcomes the affordable housing provision as Members are aware of the need for affordable housing by residents of the town.

Concerns regarding flooding, traffic management and potential congestion problem and the impact on the Welsh language have been addressed in the documents accompanying the amended scheme.”

NATURAL RESOURCES WALES:

Do not raise an objection to the proposal, but require conditions to be imposed regarding the design and maintenance of

DWR CYMRU / WELSH WATER:

No objections

CLWYD POWYS ARCHAEOLOGICAL TRUST

No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

-Highways Officer

“No objections:

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.

As per typical guidance, a future assessment year of 2026 was adopted for the Transport Assessment (i.e. based on the anticipated year of opening of the development + 5 years for developments outside of the strategic road network). The capacity assessments were undertaken for 2026. The number of vehicular trips as a result of the proposed development has been estimated to be 32 two-way trips during the am peak hour and 30 two-way trips during the pm peak hour. The additional traffic generated by the proposed development is unlikely to have a material impact on the operation or safety of the local highway network.

Local residents along with the Community Council raised concerns in regards to potential queuing at the proposed access along the A525 Ruthin North Link Road during school drop off/pick up hours. As a result, the proposed access along the A525 Ruthin North Link Road will be designed to be left turn only. Drivers intending to travel east along the A525 Ruthin North Link Road will have to use the nearby Denbigh Road / Ruthin North Link Road roundabout. This is to be enforced by appropriate signing and road marking.

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 onto 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.

Pedestrian and cycle access will be provided from the same location as the vehicular access. A cycle path will be provided on the southern section of the site, which will link onto the cycle path along the A525 Ruthin North Link Road via the cycle path provided as part of the adjacent residential and will also link onto the recently upgraded footway running adjacent to the Ruthin Football Club pitches. In addition, the access road (including the link to Rhos Street School) will provide a 3m wide footway/cycleway on the western section of the carriageway.

Concerns have also been raised in relation to the active travel routes leading to the site. The issues previously been raised have focused on the existing crossing points over the Ruthin Link Road. Many requests were made for the introduction of controlled crossing facilities. Following these requests, Denbighshire Traffic Section assessed the route using the Active Travel (Wales) Act and other key evidence including vehicle volumes and collision data, and concluded that the introduction of controlled crossing facilities was not warranted. Improvement works to the existing pedestrian refuges along the route were undertaken during 2018/19 to ensure the existing refuges complied with the Active Travel (Wales) Act Design Guidance.

Having regard to the location of the 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 the existing access road along the A525 Ruthin North Link Road. Two separate access points will also be formed off the link road from the A525 to the primary school.

An emergency access will be provided on the north-eastern section of the site along Stryd Yr Hebog.

The proposed site layout plan also shows the potential future vehicular access along the southern boundary of the site which will be implemented as part of the development. This will provide a carriageway and footway for future development of the adjacent land.

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 that 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.

Further Advice

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."

Public Protection Officer

Awaiting response – it is noted that no objections were received on the previous application

County Ecologist

Awaiting response - it is noted that no objections were received on the previous application

Flood Risk Engineer:

No objections. An application for Sustainable Approving Body (SAB) approval has been made in relation to the surface water drainage of the site and the SAB anticipates being able to grant approval. The site will remain under the control of a housing association in perpetuity and the maintenance of the surface water drainage systems, other than those which form part of the adopted highway, will be carried out by the housing association. The Drainage strategy is considered acceptable and flood risk/impacts can be managed adequately.

Strategic Housing & Policy Officer:

No objections

Tree Specialist:

Awaiting response - it is noted that no objections were received on the previous application

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Leanne and Andrew Lewis, 24 Stryd y Barcud, Ruthin

Mark and Gail Jepson, 70 Bro Deg, Ruthin
Gareth and Rachael Rowlands-Jones, Gladwyn, Llanfair Rd., Ruthin
Matt and Eiry Green, 3 Stryd Yr Eos, Ruthin
Nicola and Elliot Davies, 5 Stryd Yr Eos, Ruthin
Amy and Joseph Pearson, 28 Stryd Y Barcud, Ruthin
Catrin and Mervin Williams, 7 Stryd yr Eos, Ruthin
Jessica and Aled Evans, 1 Stryd yr Eos, Ruthin
G. and O. Thomas, 11 Stryd yr Eos, Glasdir, Ruthin
Alun Pugh, Cysgod y Foel, Gellifor
Elena Vardoulaki, 18 Stryd yr Alarch, Ruthin
Sian Wilkinson, 6 Stryd yr Hebog, Ruthin
James Chattell, 6 Stryd y Barcud, Ruthin
A and A Carrington-Roberts, 14 Cae Seren, Ruthin
Dafydd Hughes, 9 Bro Deg, Ruthin
Dylan Roberts, Llandegla
Evette Roberts, 2 Bathafarn Cottage, Ruthin

Summary of planning based representations in objection:

- Principle:

There is no need for additional development in Ruthin

- Flooding:

The site is not suitable for development owing to flooding issues and insufficient flood defences. Water from the site will drain into the gardens of existing dwellings. Parts of the site experience significant amounts of standing water during periods of heavy rain.

- Drainage:

The capacity of the foul sewers to accommodate the additional sewage is questioned.

- Highways:

The development would have an unacceptable impact upon highway safety, and would result in an unacceptable increase in vehicles using the access to the school site. There is insufficient parking within the site.

- Visual amenity:

The proposed dwellings are out of character with the existing development.

- Education:

Insufficient capacity in the school for the increase in demand and part of the development site should be left vacant to allow the school to expand into it.

- Open space:

Insufficient open space within the proposal and surrounding area for children to play.

- Ecology:

The development would have a detrimental impact on the ecology of the site. Bats and hedgehogs are reported to have been seen flying around the site.

- Welsh Language:

The development will have a detrimental impact on the percentage of Welsh speakers in the area, contrary to Welsh Government policy.

- Location:

The site is too close to the football club, playing fields and new school.

- Residential amenity:

The proposed development will have an unacceptable impact on the amenity of residents in existing dwellings, in particular those along Stryd yr Eos.

- Local Services:

Infrastructure / local services (doctors, dentists etc.) are insufficient to accommodate the increase in demand.

Other matters raised:

- Tenancy:

Concerns are raised regarding where tenants will come from and whether the site is suitably located for people with mental or physical disabilities.

Neither support nor object

Representations received from:

Sarah Jones, 3 Haulfryn Ruthin

Summary of planning based representations:

The proposal will bring much needed affordable housing to the area.

EXPIRY DATE OF APPLICATION: 06/12/2020

EXTENSION OF TIME AGREED? Yes – 18/12/20

REASONS FOR DELAY IN DECISION (where applicable):

- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal seeks full planning permission for the development of 2.8ha of land adjacent to the Ruthin Link Road, by way of the erection of 63 affordable dwellings.
- 1.1.2 The proposed development would provide a mix of detached, and semi-detached, dwellings and bungalows, comprising the following mix:
 - 8 x one-bed apartments,
 - 20 x two-bed dwellings,
 - 6 x two-bed bungalows,
 - 25 x three-bed dwellings, and
 - 4 x four-bed dwellings.
- 1.1.3 Informal open amenity space would be created in the northern part of the site, along with pedestrian and cycle links to the existing Glasdir estate.
- 1.1.4 A scheme of landscaping is proposed across the whole site, which includes the translocation of a hedge that is proposed to be removed from the centre of the site.
- 1.1.5 Surface water drainage is proposed to be dealt with by connecting to the existing storm water sewer within the Glasdir estate. The proposal includes storage for storm water of up to the 1 in 100 year return period (plus climate change effects). This would be located in the lower northern part of the site. The surface water drainage system would also include various SuDS features (swales etc.) to retain water prior to its runoff exiting the site.
- 1.1.6 Foul drainage is to be dealt with via connection to the mains sewer system in the existing Glasdir estate.
- 1.1.7 3 trees and one hedgerow would need to be removed to facilitate the development of the site. The hedge would be relocated to the southern boundary of the site, and compensatory tree planting is proposed as part of the landscaping scheme.

1.1.8 The plans at the front of the report show the proposed layout and typical design of dwellings.

1.2 Other relevant information/supporting documents in the application

1.2.1 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 Strategy
- * Traffic Noise Assessment
- * Construction Method Statement
- * Welsh Language Impact Assessment
- * Landscape details
- * Hydraulic Modelling Report
- * Flood Consequence Assessment (with addendum)

1.3 Description of site and surroundings

1.3.1 The Glasdir site is located to the south / south east of the town's northern link road.

1.3.2 Its eastern boundary is with the existing Glasdir housing estate; its southern boundary is with the town's football and cricket fields, and the western boundary is with the new Ysgol Rhos Street / Penbarras School and associated car park.

1.3.3 The site is relatively flat, but does slope gently downwards from south-west to north east, resulting in the lowest part being in the northern corner of the site.

1.3.4 The site is presently in part use as a contractor's car park/site contractor's compound in connection with the building works on the final phase of the Taylor Wimpey Glasdir development. Beyond this the site is rough grassland with an overgrown hedgerow running through the centre of the site and along part of the western boundary.

1.3.5 There are two water courses in close proximity to the site. To the north, coming from the west, is the Mwrog Street Flood Relief Channel (FRC) which crosses under the Ruthin North Link Road and heads in a northerly direction. This watercourse comes within approximately 30m of the western boundary of the proposal site. The River Clwyd is situated approximately 300m to the east of the site.

1.4 Relevant planning constraints/considerations

1.4.1 Ruthin is an identified Lower Growth Town in the Local Development Plan, and the land which is the subject of the application is part of a larger area annotated as a Housing Allocation or housing commitment, subject to Policy BSC1.

1.4.2 The northern part of the site is partially within a C1 flood zone, with the remaining element (where dwellings are proposed) is classed as being within a B flood zone.

1.5 Relevant planning history

1.5.1 The principle of residential development at Glasdir was established through an outline permission in 2005, and a reserved matters approval for 178 dwellings in 2006.

- 1.5.2 There have been previous applications granted for substitutions of dwelling types in 2009 and 2010, primarily to facilitate the early construction of the agreed number of affordable units within that phase of the development.
- 1.5.3 Consent was granted in 2016 for the development of the site to the west for a new primary school.
- 1.5.4 Members may recall that planning permission for the development of this site by way of 77 affordable dwellings has previously been refused on design and layout grounds, primarily. Details of this application are included in section 2 of this report.

1.6 Developments/changes since the original submission

- 1.6.1 None

1.7 Other relevant background information

- 1.7.1 The application has been made following extensive discussions with representatives of the Local Planning Authority. The purpose of the discussions were to understand what amendments to the previous application would be required to make it more acceptable. To this end, a parcel of land adjacent to the school has been omitted from the scheme, potentially leaving it available for the school to expand its grounds into. The layout of the site has also been modified, the design of the dwellings simplified, and a different palette of materials used.

2. DETAILS OF PLANNING HISTORY:

2.1 02/2004/1059

Development of 13 hectares (32 acres) of land for residential purposes, new primary school, associated open space, highways and drainage infrastructure (outline application) GRANTED 01/09/2005

2.2 02/2005/1025

Details of site design brief submitted in accordance with condition no.7 of planning permission code no. 02/2004/1059/PO GRANTED 01/11/2006

2.3 02/2005/1197

Details of phasing of development (condition 3), landscape and ecological/biodiversity information (condition 6(a)), drainage strategy (condition 6(b)), and link proposals for pedestrians and cyclists (condition 6(c)) GRANTED 20/11/2006

2.4 02/2006/0638

Details of soil survey submitted in accordance with condition no. 16 of planning permission code no. 02/2004/1059/PO GRANTED 22/08/2006

2.5 02/2006/0900

Details of siting, design, external appearance, landscaping and means of access of 178 dwellings comprising Phase 1 of residential development previously approved under outline planning permission code no. 02/2004/1059/PO GRANTED 08/11/2006.

2.6 02/2016/0422

Demolition of existing farmhouse and associated outbuildings, and construction of new school accommodating two primary schools with associated external works, including formation of new vehicular and pedestrian accesses, improvements to existing footpath GRANTED 14/09/2016.

2.7 02/2019/0895 Erection of 77 no. affordable dwellings together with access, open space and associated works. Refused 11/03/2020 for the following reason:

"It is the opinion of the Local Planning Authority that the proposed development fails to respect the site and its surroundings in terms of layout, form and character, insofar as it would

appear visually segregated from and at odds with the detailing of the established adjacent Glasdir housing development. The proposed design approach is considered likely to result in an incongruous development departing unacceptably from the design principles established throughout the existing Glasdir housing development. It is therefore considered that the proposals are in conflict with adopted Denbighshire Local Development Plan policy RD1 Sustainable Development and Good Standard Design (criteria i), and advice as contained in SPG Residential Development Design Guide, TAN 12 Design and Planning Policy Wales 10.”

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: Trees and Landscaping

Supplementary Planning Guidance Note: Listed Buildings

Supplementary Planning Guidance Note: Archaeology

Supplementary Planning Guidance Note: Planning and the Welsh Language

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 (2015)

TAN 2 Planning and Affordable Housing (2006)

TAN 5 Nature Conservation and Planning (2009)

TAN 11 Noise (1997)

TAN 12 Design (2016)

TAN 15 Development and Flood Risk (2004)

TAN 16 Sport, Recreation and Open Space (2009)

TAN 18 Transport (2007)

TAN 20 Planning and the Welsh Language (2017)

Circulars

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/site layout/design
- 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
- 4.1.14 Trees

Other matters

4.2 In relation to the main planning considerations:

4.2.1 Principle

Policy BSC 1 states that new housing within the County is required to meet the needs of local communities and to meet projected population changes. In order to meet these needs the Local Development Plan has made provision for approximately 7,500 homes up to 2021.

The site is allocated for housing development in the Denbighshire Local Development Plan, and the application proposes the development of the entire site for residential purposes. Its development would make a positive contribution to meeting identified housing needs.

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

Objections have been received in relation to the principle and need for additional housing in this location. The Strategic Housing & Policy Officer does not raise any objection and comments that the principle of development is already established given its allocation within the Local Development Plan, and that the housing market assessment for the area identifies a significant need for this type of development.

Based on the information provided, evidence available and the responses of the consultees, it is considered that the proposal is acceptable in principle, subject to due assessment of the localised impacts.

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.

The site area in this instance is approximately 2.5 hectares. The proposal is for the erection of 63 dwellings. This represents a density of 25 dwellings per hectare (dph).

By comparison, the existing Glasdir development is currently being built out to approximately 29 dwellings per hectare.

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

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'.

The LHMA identifies a desirable split of house types on larger developments across the county, however this is in relation to open market housing. The application is for 100% affordable, so the recommended mix in the LHMA is not relevant to this application. However, it is important that the mix of dwellings broadly reflects the affordable housing need in the area.

Factually, the proposal is for the erection of 63 detached/semi-detached/terraced houses, comprising a mix of:-

8 x one-bed apartments,
20 x two-bed dwellings,
6 x two-bed bungalows,
25 x three-bed dwellings, and
4 x four-bed dwellings.

This equates to the following proportions:

54% 1&2 bed
40% 3 bed
6% 4 bed

The Tai Teg Register and SARTH register (which together detail as accurately as possible the affordable housing need in an area) indicate that there is the greatest need for affordable units offering 1, 2 and 3 beds.

The Strategic Housing & Policy Officer has reviewed the application and welcomes the mix of dwelling types as being commensurate to the affordable housing need in Ruthin.

Having regard to the above, it is considered that the proposals would provide for an appropriate mix of dwellings, consistent with the intentions of Policy BSC 1.

4.2.4 Affordable Housing

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 an 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. The dwellings proposed will include a range of affordable tenures from rent to own, intermediate rent and affordable social rent, using the SARTH register and Tai Teg to source tenants.

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.

It is further worth noting that under Right to Buy legislation, 69 social properties were sold in Ruthin from 1981 – 2016 (when the scheme ended). During the period 2004 – 2009 a total of 54 affordable dwellings have been provided in Ruthin. These have comprised of 22 x assisted home ownership, 27 x social rent, 1 x mortgage rescue and 2 x Learning Difficulty schemes. The affordable dwellings brought forward since 2004 have not replaced all the social stock lost under Right to Buy, so the scheme proposed by Clwyd Alyn would make a large contribution towards replenishing that stock and meeting the current housing need in the area.

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

4.2.5 Visual amenity/site layout/design

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.

A Site Development Brief was prepared for the Glasdir site in 2004. This offers prescriptive suggestions as to how the site should be developed in terms of fenestration treatments, boundary treatments, layout, form and materials.

Individual representations have been received in relation to the appearance and design of the proposed development.

A range of house types/designs have been proposed, along with a scheme of landscaping. A mix of materials is proposed – brick, natural stone, render, timber cladding and slate. Boundary treatments are a mix of panel fencing, walls, and black metal railings. Elevations and street scene elevations are shown at the front of this report.

The development would be seen within the context of the existing development to the north. It would be set at a lower level than the link road from which access to the site is achieved. There is a strip of landscaping between the site and the link road which is in the ownership of the Council, and is planted with maturing hedgerow / trees. From the main public vantage point (i.e. the link road) the key visible features would be the landscaped open space area to the north of the site.

The applicants have tried to address the previous reasons for refusal, and simplified some of the designs of the dwellings, and removed the larger apartment block from the scheme. The Applicants have commented that the design is primarily focused on achieving 'Innovative Housing Project' (IHP) status and has been subject to a Design Committee review (which is a compulsory part of the IHP application process).

In Officers' opinion the individual design of dwellings and the manner in which they relate to each other *within* the site is considered broadly acceptable.

The design approach in the existing Glasdir housing development takes its lead from the Site Development Brief. Opportunities to view the proposed site and the existing site within the same vista are limited primarily to the link road when travelling in a northerly direction, from within the proposed open space area, and when approached on the public footpath from the south. It was considered that the previous scheme would have resulted in a discordant division between the existing development and the proposed development. By amending the site layout, rearranging the position of dwelling types, and introducing a palette of materials more akin to that on the existing development, the applicants have sought to overcome previous concerns.

Due to flood mitigation measures, the finished floor levels of the dwellings are proposed to be set at around a minimum of 54.17 AOD. The existing dwellings nearest the site (i.e. those along Stryd yr Ehedydd, Stryd yr Eos and Stryd y Wylan) have surveyed finished floor levels ranging from 53.43 AOD and 55.02 AOD.

In terms of layout there are no vehicular connection routes between the proposed site and the existing development, but there is a public footpath proposed to link the two sites from the public open space to Stryd yr Hebog. To the north of the site there would be a sense of connectivity with the existing development, towards the south of the site (along the eastern boundary) previous concerns regarding the two sites appearing segregated have been overcome by keeping boundaries open where practical.

Whilst it is considered that the development would still appear 'different' to the existing site, this in itself is not a justifiable reason to resist the proposal. The site, as viewed from the main road, would be set at a lower level than and set back from the highway, and there is potential for a reasonable amount of landscaping along the road frontage which would serve to soften the appearance of the development. Ultimately, these matters have to be placed in the balance when weighing the merits of the application. In Officers opinion the revised scheme has adequately addressed design concerns and reason for refusal of the previous scheme.

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 separation distances are usually considered acceptable in residential developments.

Concern has been raised locally regarding the impact of the development on the amenity of existing dwellings.

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

The layout of the site and its relationship to the existing dwellings can be seen at the front of the report. The closest point between the proposed development and the existing dwellings would be along the eastern boundary. The plans indicate that a minimum rear to front, and rear to rear separation distance of 21 metres is achieved in all cases, with one exception. In this instance, it is noted that the rear elevation of a bungalow would be 13 metres from an existing dwelling on Stryd yr Eos. However, given the fenestration of the proposed bungalow, its height, orientation in relation to the adjacent dwelling and the proposed boundary treatment, it is not considered that this distance is unacceptable. Where dwellings side on to others, the distance is in excess of the guidance of 15 metres. In officers' opinion, the separation distances accord with the guidance in Supplementary Planning Guidance and are therefore acceptable.

The dwellings/apartments have all been designed to be compliant with DQR standards, and space standard guidance as contained in SPG Residential Space Standards. It is therefore considered that the dwellings and apartments all offer sufficient amenity standards for future occupants.

The site is located adjacent to a primary school and a main road. A noise assessment has therefore been submitted to assess the impacts of these 'features' on the amenity of the proposed dwellings. This has been assessed by the Council Public Protection Officer who concurs with the findings and raises no objections.

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

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.

Concern has been raised locally regarding the potential impact on the ecology of the site.

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 in respect of the sites biodiversity. 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 schedule to ensure an improved density for the translocated hedge. With regard to the loss of the three trees, it is considered that there is ample opportunity within the landscaping scheme to mitigate for the losses.

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. The development is unlikely to result in a negative impact upon biodiversity.

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'.

Concern has been raised locally in relation to the potential impacts of flooding within the site, and the potential for the development to worsen flooding off site. Concern has also been raised in relation to the capacity of the foul sewer system.

The application is accompanied by a Hydraulic Modelling Report and Flood Consequence Assessment.

In this instance, there are 3 separate elements to consider in relation to drainage and flooding – fluvial water, surface water and foul water, as reviewed below:

Fluvial Water:

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 being considered is partially within the C1 and B Flood Zones as defined in the Development Advice Map referred to in TAN 15, and is shown to be partially located in the 1% (1 in 100) and 0.1% (1 in 1000) annual probability event (AEP) flood outlines on the NRW Flood Risk Map.

TAN 15 states that development in C1 Zones should only take place subject to the application of the justification test, including the acceptability of consequences. The tests are:

- i) Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement¹; or,
- ii) Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;

and,

- iii) It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and,
- iv) The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 of TAN 15 found to be acceptable.

In assessing compliance with the above tests, it should be noted that they apply to both forward planning (i.e. the allocation of sites in Development Plans) and decision making (i.e. determining planning applications). Considerable weight is therefore given to the fact that the site is allocated for housing development in the Local Development Plan and as such the principle of highly vulnerable development in this C1 flood zone has been assessed as part of the scrutiny process in developing the Local Development Plan, and found to be acceptable. It is therefore considered that as an allocated site it represents a local authority strategy to help sustain Ruthin. The proposal is considered broadly compliant with tests i) and iii) of TAN 15 paragraph 6.2 and is justified in this location.

The final test (iv) relates to the assessment of the consequences of flooding on the site and surrounding area and whether it can be managed down to a level which acceptable for the nature/type of development proposed, including its effects on existing development.

TAN 15 advises that where development is justified, the assessment can be used to establish whether suitable mitigation measures can be incorporated within the design to ensure that development is as safe as possible and there is:

- minimal risk to life;
- minimal disruption to people living and working in the area,
- minimal potential damage to property;
- minimal impact of the proposed development on flood risk generally; and,
- minimal disruption to natural heritage.

TAN 15 goes on to state that before deciding whether the development can take place an assessment, which examines the likely mechanisms that cause the flooding, and the consequences on the development of those floods, must be undertaken, which is appropriate to the size and scale of the proposed development.

Sources of fluvial flooding have been identified as being the Afon Clwyd located approximately 230m east of the site, and the Mwrog Street Flood Relief Channel which flows immediately north-west of the site. The Mwrog Street FRC is culverted in a number of places, and these structures are considered potentially critical to flood risk.

In order to assess the impact of flooding, the developer has commissioned and submitted a Hydraulic Modelling Report and Flood Consequence Assessment (which includes mitigation measures intended to make the impacts acceptable).

The following mitigation measures are proposed:

- Finished floor levels to be set at 300mm above extreme flood levels (approximately 54.17m AOD and greater – creating a freeboard of 800mm above the estimated River Clwyd blockage and breach flood level).
- Flood Water Storage areas (for fluvial water and surface water) to be created to north east of the site, with landscape bund along its north-eastern edge.
- Wet and dry swales acting as SuDS across the site.

The Flood Consequence Assessment assesses the risk of flooding from all sources (fluvial, surface water, ground water and sewer). It concludes that:

“The risk of flooding from all sources has been assessed, assisted by hydraulic modelling of the nearby Mwrog Street Flood Relief Channel (FRC). The site is shown to be flood free from the Afon Clywd and Mwrog Street Flood Relief Channel during the following events:

*1% AEP plus 70% CC event;
0.1% AEP event and the
1% AEP plus 30% CC event.*

The site is also shown to be flood free when considering a 95% blockage of the Afon Clywd flood relief culverts coinciding with a 0.1% AEP event.

The site is flood free during a 67% blockage of the culverts along the Mwrog Street FRC coinciding with the 1% AEP plus 30% CC event.

The 67% blockage event is considered the design event given the maintenance scheme associated with the culverts; the telemetry warning system; and, design of the trash screen.

*A residual risk of flooding arises from the following events:
1% AEP plus 30% CC event coinciding with a 95% blockage of the Llys Famau culvert;
0.1% AEP event coinciding with a 67% blockage of the Llys Famau culvert;
0.1% AEP event coinciding with a 67% blockage of the Ruthin North Link Road culvert and the removal of the raised pedestrian school access walkway..”*

NRW have responded that it does not object to the proposal subject to conditions being imposed to secure:

- a detailed management and maintenance plan for the proposed flood defence bund and Flood Storage Area outlet pipe
- detailed engineering drawings for the proposed flood defence bund, which show how the risk of failure have been minimised, and
- detailed drawings for the proposed Flood Storage Area and associated outlet pipe, showing how the impacts on flood risk elsewhere have been managed to an acceptable level.

NRW have noted that the predicted velocity of flood water in a flood event would exceed the advisory speeds indicated in TAN 15 (A1.15) in certain locations on the site during a 1 in 1000 year flood event, with a 67% blockage event *and* the pedestrian walkway for the adjacent school site being removed.

The applicants have provided further information on this including a flood evacuation plan which shows that in the extreme event outlined above, the velocity of flood water is acceptable around the dwellings and main structures. The flood water velocity only exceed the guidelines in TAN 15 A1.15 in areas which are away from dwellings. The evacuation plan shows that the dwellings can achieve a safe access and egress from floodwaters.

This has been discussed with the Councils Flood Risk Engineer and it should be noted that:

- a) the velocity rates in TAN 15 are only guidance.
- b) the flood event in which the velocity rates would exceed the guidelines in TAN 15 is a 1 in a 1000 event, with a significant blockage, and most importantly, the removal of the adjacent school's raised walkway. In respect of the walkway it is difficult to envisage a situation where it would be removed – it is council owned, provides emergency access/egress to the school, and would most likely require the consent of NRW to be removed due to its flood risk function.

- c) The purpose of table A1.15 in TAN 15 is to offer guidance on acceptable flood water velocity so as to limit the potential risk to human life and property. TAN 15 stresses that it is not prescriptive and that each site must be assessed on its own characteristics. Where the flood water velocity would exceed the guidelines (in a 1:1000 event, with 67% blockage and the school walkway having been removed) is away from the dwellings – therefore it is highly unlikely to present a risk to human life or property.

On the basis of the above considerations, Officers are satisfied that the proposal meets the aims of TAN 15 – which is to minimise the risk and impact of flooding to an acceptable level. The flood impact of a 1:1000 event with 67% blockage and the school walkway being removed is acceptable.

It should further be noted, that outside of the 1:1000 event, the development of this site, and the flood water infrastructure proposed will also lessen the impact of flooding on the existing Glasdir estate. There is therefore a degree of betterment with this current proposal.

Surface Water:

The implications and impact of surface water during a flood event have been taken into account as part of the FCA and the Council's Flood Risk Engineer raises no objections to the principle of flood water entering the surface water system.

With regard to the approach taken to surface water drainage on site, Members will be aware that since January 2019, the Flood and Water Management Act 2010 (Schedule 3) requires that this new development includes Sustainable Drainage Systems (SuDS). An application has been submitted to and agreed in principle by 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 the need to deal with surface water drainage by connecting to the existing storm water sewer within the Glasdir Estate. This option has been chosen as it has been demonstrated that rain water harvesting alone would not accommodate all the surface water from a site of this size as the ground is not suitable for infiltration.

Highway surface water will be collected in gullies and connected to the site's surface water drainage system. The Highway drainage system would be adopted by the Local Authority.

In terms of the general strategy and design of the surface water drainage system, the Council's Flood Risk Engineer and Highway Officer raise no objection subject to SAB Approval being secured prior to the commencement of development. It is understood that an application has been made to the SAB, and that the SAB anticipates being able to grant approval.

Foul Water:

Foul sewage is proposed to be dealt with via the public sewer network, with a connection to the existing system at Glasdir indicated on the eastern boundary of the site to the rear of plots 40 and 41.

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 they would adopt the foul sewage system. No capacity issues have been reported.

Officers consider that sufficient information has been submitted to demonstrate that foul and surface water can be acceptably managed, and that the impacts of flood events can be adequately mitigated for. The proposals are therefore considered acceptable in relation to drainage and flooding.

4.2.9 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.

Concern is raised locally that the existing highway infrastructure in the area cannot cope with the additional vehicular traffic which would arise from the proposed development.

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

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.

As per typical guidance, a future assessment year of 2026 was adopted for the Transport Assessment (i.e. based on the anticipated year of opening of the development + 5 years for developments outside of the strategic road network). The capacity assessments were undertaken for 2026. The number of vehicular trips as a result of the proposed development has been estimated to be 32 two-way trips during the am peak hour and 30 two-way trips during the pm peak hour. The additional traffic generated by the proposed development is unlikely to have a material impact on the operation or safety of the local highway network.

Local residents along with the Community Council raised concerns in regards to potential queuing at the proposed access along the A525 Ruthin North Link Road during school drop off/pick up hours. As a result, the proposed access along the A525 Ruthin North Link Road will be designed to be left turn only. Drivers intending to travel east along the A525 Ruthin North Link Road will have to use the nearby Denbigh

Road / Ruthin North Link Road roundabout. This is to be enforced by appropriate signing and road marking.

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.

Pedestrian and cycle access will be provided from the same location as the vehicular access. A cycle path will be provided on the southern section of the site, which will link onto the cycle path along the A525 Ruthin North Link Road via the cycle path provided as part of the adjacent residential and will also link onto the recently upgraded footway running adjacent to the Ruthin Football Club pitches. In addition, the access road (including the link to Rhos Street School) will provide a 3m wide footway/cycleway on the western section of the carriageway.

Concerns have also been raised in relation to the active travel routes leading to the site. The issues previously been raised have focused on the existing crossing points over the Ruthin Link Road. Many requests were made for the introduction of controlled crossing facilities. Following these requests, Denbighshire Traffic Section assessed the route using the Active Travel (Wales) Act and other key evidence including vehicle volumes and collision data, and concluded that the introduction of controlled crossing facilities was not warranted. Improvement works to the existing pedestrian refuges along the route were undertaken during 2018/19 to ensure the existing refuges complied with the Active Travel (Wales) Act Design Guidance.

Having regard to the location of the 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 the existing access road along the A525 Ruthin North Link Road. Two separate access points will also be formed off the link road from the A525 to the primary school.

An emergency access will be provided on the north-eastern section of the site along Stryd Yr Hebog.

The proposed site layout plan also shows the potential future vehicular access along the southern boundary of the site which will be implemented as part of the development. This will provide a carriageway and footway for future development of the adjacent land.

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 that 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.

Having regard to the detailed assessments above, taking into consideration the capacity of the existing highway network, accessibility, site access and site layout, Officers would see no reason to object to the proposed development on the basis of impact on highway safety/capacity, subject to appropriate conditional controls.

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.

Concerns have been raised over the potential impact of the development on the Welsh language.

With respect to the comments received, potential impacts 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.

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.

There is one recorded site on the HER within this development area (PRN 81777 – Maes Hafod Mound) which was the subject of a geophysical survey and evaluation trenching in 2003 in advance of industrial estate proposals at that time. The whole of the western field in the current application area was scanned with geophysics which produced a number of anomalies that were then investigated by trenching. The supposed mound was found to be the heavily demolished remains of a former WWI searchlight battery consisting of a robbed out foundation trench and the basal concrete floor. The remains were of low archaeological value and there would be no benefit in stripping the rest of these heavily damaged foundations. Elsewhere only post medieval drainage and pit features were located.

In 2007 a watching brief on the initial topsoil and subsoil stripping of the new residential area immediately to the north east revealed no significant archaeology.

It is clear on the LiDAR data and the latest Google Earth imagery that the NE field, adjacent to Stryd yr Ehedydd, has been heavily truncated in preparation for an access road and construction compound which are evident on the imagery. The field south of this has an access road running through it already.

Overall it is considered that the archaeological potential of the part of the remaining field that has not been investigated or developed is minimal. CPAT does not have any additional archaeological requirements in this case.

Having regard to the comments of CPAT it is considered that the proposals would not give rise to any unacceptable impacts in relation to.

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.

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.

Concern has been raised locally regarding the capacity within the local Primary school to accommodate the additional demand for school places.

The proposed development (based on the calculations for the Planning Obligations SPG) will generate 15 new primary school pupil places and 11 secondary school pupil places.

The Strategic Housing & Policy Officer, after consulting with the Education Authority, has confirmed that at present there is sufficient capacity at the local primary and secondary schools in the area. Therefore there is not a current need for a planning contribution due to current surplus places.

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.

There is no formal open space provided within the site. Based on the thresholds within adopted SPG, the entirety of the children's play space should be provided on-site with the outdoor sport provision being met by way of a commuted sum payment. The DAS states that no on-site children's play space is proposed as there is a new play area being provided on the adjacent site. The two sites are not linked in planning terms and whilst no on-site provision is considered acceptable, the full commuted sum payment will be required to improve other play areas in the locality to the benefit of the occupants of the development. To allow easy access to the play area on the adjacent site it is important that there are a number of clear pedestrian and cycle links between the two developments.

Assuming no on-site provision of open space, a commuted sum of £68,046.88 is required. The applicants have agreed to this and would prepare a legal agreement to provide the required sum. On that basis it is considered that the proposal complies with the requirements of Policies BSC 3 and BSC 11.

4.2.14 Trees

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

This reflects policy and guidance in Planning Policy Wales (Section 6.4), current legislation and SPG Trees and landscaping, which stress the importance of assessing the impact of a proposal on trees and for ensuring compensation for losses where damage is unavoidable.

Concern has been raised locally regarding the impact on trees and hedgerows that are present within and adjacent to the site. Specific reference has been made to the Black Poplar located adjacent to the eastern boundary, to the rear of plots 52 and 53.

An arboricultural survey has been submitted with the application which assesses the value of the existing hedgerow which is to be removed, and the impact upon the black poplar which is outside of the site boundary. The report concludes that the hedgerow, whilst being of good habitat, does not contain species of note. It is therefore proposed to translocate the hedgerow to the southern boundary of the site. With regard to the Black Poplar, it is not intended to develop within the root protection area.

In officers' opinion, the proposals are acceptable in regard to the impact on hedgerows and trees, given the intention to translocate the hedgerow, protect the Black Poplar during construction and plant a significant amount of new trees as part of the landscaping scheme.

Other matters

In regard to comments received relating to impacts on services provided / funded primarily by Welsh Government and the private sector (e.g. hospitals, doctors, dentists, police), whilst noting concerns over the adequacy / levels of services in the locality, there is no clear evidence provided in representations to show that the Glasdir development in itself would give rise to adverse impacts on delivery of these services, sufficient to merit refusal of permission. It is not considered that such matters can be afforded significant weight when determining an application for the development of an allocated housing site.

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 report sets out the main planning issues which appear relevant to the consideration of the application and concludes that the proposal is acceptable, weighing up the issues with regard to relevant policies and guidance.

5.2 As an allocated site, the principle of development is considered acceptable. The site has a number of constraints which the applicants have sought to overcome, most notably those related to drainage and flooding.

5.3 In conclusion, in weighing up all material planning considerations, Officers are of the opinion that the balance is in favour of a positive recommendation.

5.4 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 an open space contribution of £68,046.88 and the adoption by the County Council of flood defence land (and associated land forms) and maintenance payment (amount to be agreed).

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 16th December 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) Location Plan - Received 7 October 2020
 - (ii) Topographical Survey (Drawing No. B0411/3472/1) - Received 7 October 2020
 - (iii) Topographical Survey (Drawing No. B0411/3472/2) - Received 7 October 2020
 - (iv) Topographical Survey (Drawing No. B0411/3472/3) - Received 7 October 2020
 - (v) Site Key Plan (Drawing No. 2419-JPH-XX-00-DR-A-810) - Received 7 October 2020
 - (vi) 1B2P APT Type A (3 Drawings No. 101, 102 & 106) - Received 7 October 2020
 - (vii) 2B3P BU Type A (2 Drawings No. 601 & 603) - Received 7 October 2020
 - (viii) 2B3P BU Type BB (2 Drawings No. 611 & 613) - Received 7 October 2020
 - (ix) 2B3P Bungalow Type A (2 Drawings No. 621 & 623) - Received 7 October 2020
 - (x) 2B3P Bungalow (2 Drawings No. 631 & 633) - Received 7 October 2020
 - (xi) 2B4P Semi Detached - TYPE BA (6 Drawings No. 241, 242, 243, 244, 245 & 246) - Received 7 October 2020
 - (xii) 2B4P Semi Detached - TYPE BB (6 Drawings No. 251, 252, 253, 254, 255 & 256) - Received 7 October 2020
 - (xiii) 2B4P Semi Detached - TYPE BC (6 Drawings No. 261, 262, 263, 264, 265 & 266) - Received 7 October 2020
 - (xiv) 2B4P Semi Detached - TYPE BC Mirror (6 Drawings No. 271, 272, 273, 274, 275 & 276) - Received 7 October 2020
 - (xv) 2B4P Semi Detached - TYPE SA (6 Drawings No. 201, 202, 203, 204, 205 & 206) - Received 7 October 2020
 - (xvi) 2B4P Semi Detached - TYPE SA Mirror (6 Drawings No. 211, 212, 213, 214, 215 & 216) - Received 7 October 2020
 - (xvii) 2B4P Semi Detached - TYPE SB (6 Drawings No. 221, 222, 223, 224, 225 & 226) - Received 7 October 2020
 - (xviii) 2B4P Semi Detached - TYPE SB Mirror (6 Drawings No. 231, 232, 233, 234, 235 & 236) - Received 7 October 2020
 - (xix) 3B5P Det-BA (3 Drawings No. 301, 302 & 305) - Received 7 October 2020
 - (xx) 3B5P Det-BA Mirror (3 Drawings No. 311, 312 & 315) - Received 7 October 2020
 - (xxi) 3B5P DET-BB (3 Drawings No. 321, 322 & 325) - Received 7 October 2020

(xxii) 3B5P Semi-BA (3 Drawings No. 361, 362 & 365) - Received 7 October 2020
 (xxiii) 3B5P Semi-BA Mirror (3 Drawings No. 351, 352 & 355) - Received 7 October 2020
 (xxiv) 3B5P Semi-BB (3 Drawings No. 371, 372 & 375) - Received 7 October 2020
 (xxv) 3B5P Semi-BC (3 Drawings No. 381, 382 & 385) - Received 7 October 2020
 (xxvi) 3B5P Semi-BD (3 Drawings No. 391, 392 & 395) - Received 7 October 2020
 (xxvii) 3B5P Semi-SA (3 Drawings No. 331, 332 & 335) - Received 7 October 2020
 (xxviii) 3B5P Semi-SB (3 Drawings No. 341, 342 & 345) - Received 7 October 2020
 (xxix) TER-A (3 Drawings No. 501, 502 & 507) - Received 7 October 2020
 (xxx) TER-B (3 Drawings No. 511, 512 & 516) - Received 7 October 2020
 (xxxi) 4B6P Semi Detached (3 Drawings No. 401, 402 & 407) - Received 7 October 2020
 (xxxii) Site Sections (2 Drawings No. 901 & 911) - Received 7 October 2020
 (xxxiii) Drawing Issue Sheet - Received 7 October 2020
 (xxxiv) Highway Vertical Alignment Sheet 1 (Drawing No. 20103/103 Rev A) - Received 7 October 2020
 (xxxv) Highway Vertical Alignment Sheet 2 (Drawing No. 20103/104 Rev A) - Received 7 October 2020
 (xxxvi) Surfacing Layout (Drawing No. 20103/105 Rev A) - Received 7 October 2020
 (xxxvii) Surfacing and Kerbing Construction Details (Drawing No. 20103/107 Rev A) - Received 7 October 2020
 (xxxviii) Drainage Details Sheet 1 (Drawing No. 20103/502) - Received 7 October 2020
 (xxxix) Drainage Details Sheet 2 (Drawing No. 20103/503) - Received 7 October 2020
 (xl) Drainage Details Sheet 3 (Drawing No. 20103/504) - Received 7 October 2020
 (xli) Drainage Details Sheet 4 (Drawing No. 20103/505) - Received 7 October 2020
 (xlii) Drainage Details Sheet 5 (Drawing No. 20103/506) - Received 7 October 2020
 (xliii) S38 Adoptable Highway and Surface Water Layout (Drawing No. 20103/S38-1 Rev A) - Received 7 October 2020
 (xliv) Proposed Adoptable Foul Drainage Layout (Drawing No. 20103/S104 Rev A) - Received 7 October 2020
 (xlv) Proposed Surface Water Layout (Drawing No. DATRYS SAB-1 Rev A) - Received 7 October 2020
 (xlii) Landscape Proposals (Drawing No. 3117 / 001 Rev K) - Received 7 October 2020
 (xlvii) Public Open Space (Drawing No. 3117 / 002 Rev D) - Received 7 October 2020
 (xlviii) Welsh Language Impact Assessment (Document No. 201 9 148 _02) - Received 5 October 2020
 (xlix) Drainage Strategy (Document No. 20103/E03 Rev. A) - Received 5 October 2020
 (i) Preliminary Ecological Appraisal 3117/11 (Revised Sept 2020) - Received 5 October 2020
 (ii) Arboricultural Assessment 3117/11 - Received 5 October 2020
 (iii) Addendum to Arboricultural Assessment 3117/11A - Received 5 October 2020
 (iiii) Transport Statement (Document No. LB/190370/TS/6) - Received 5 October 2020
 (liv) Noise Impact Assessment - Received 8 October 2020
 (lv) Flood Consequence Assessment Rev. 06 - Received 8 October 2020
 (lvi) Design and Access Statement - Received 9 October 2020
 (lvii) Hydraulic Modelling Report Rev. 06 - Received 9 October 2020
 (lviii) Design and Access Statement - Received 12 October 2020
 (lix) Pre-Application Consultation Report - Received 12 October 2020

3. Within three months of the commencement of development, a detailed scheme of hard and soft landscaping for the site shall be submitted in writing to, the Local Planning Authority, and that 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; and additional species rich hedgerow planting to supplement the native species rich hedgerow (H5 in the arboricultural report, received: 5/10/2020) to be translocated to the southern boundary of the site;
 - (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; and
- (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. All trees and hedges to be retained (including those adjacent to the site) 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.
5. No dwellings shall be permitted to be occupied until the written approval of the Local Planning Authority has been obtained to a landscape and habitat 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.
6. No dwellings shall be permitted to be occupied until the written agreement of the Local Planning Authority has been obtained to detailed proposals showing an external lighting/internal light spillage scheme, designed to avoid negative impacts on bats. The approved measures shall be implemented in full.
7. The native species rich hedgerow (H5 in the arboricultural report, received: 5/10/2020) shall be translocated to the southern boundary of the site, in accordance with the recommendations and methodology set out within that report.
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.
11. Prior to the completion of the development, details of an Ecological Compliance Audit (ECA) for the scheme shall be submitted to and approved in writing by the Local Planning Authority. The Audit shall be completed in accordance with the submitted details.
12. The development shall proceed strictly in accordance with the approved Construction Management Plan and Construction Traffic Management Plan.
13. 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.

14. Prior to the occupation of any of the residential dwellings, a detailed management and maintenance plan for the proposed flood defence bund and Flood Storage Area outlet pipe should be submitted to and approved by the Local Planning Authority.
15. Prior to the occupation of any of the residential dwellings, detailed engineering drawings for the proposed flood defence bund, which show how the risk of failure have been minimised, should be submitted to and approved by the Local Planning Authority.
16. Prior to the occupation of any of the residential dwellings, detailed drawings for the proposed Flood Storage Area and associated outlet pipe, showing how the impacts on flood risk elsewhere have been managed to an acceptable level, should be submitted to and approved by the Local Planning Authority.
17. 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 enhancing the biodiversity of the area.
6. In the interest of maintaining the favourable conservation status of protected species.
7. In the interest of preserving the biodiversity of the area.
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. In the interest of preserving ecological interests.
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 safe and satisfactory highway arrangements.
14. In the interest of minimising flood risk.
15. In the interest of minimising flood risk.
16. In the interest of minimising flood risk.
17. 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

In relation to the details required by condition 3 and 7: the hedgerows must include at least 7 native woody species within the proposed native hedgerow, to reflect the loss of hedgerow along the northern boundary of the site. The management of the native hedgerow must be updated to ensure it is maintained at minimum height of 2.4m and cut a maximum of once every two years.

The planting list as required by condition 3 shall not include any species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species).

In relation to the details required by condition 6: the lighting scheme should follow the guidance set out in Guidance Note 08/18 Bats and artificial lighting in the UK (2018) Bat conservation Trust & The Institute for Lighting Professionals. A warm white spectrum (ideally <2700Kelvin) should be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats, and luminaires adjacent to the native hedgerow and POS should be appropriately shielded to avoid light trespass into these areas. The approved measures shall be implemented in full.

GENERAL NOTE DESTRUCTION OF BIRD NESTS

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

TREES

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 water mains 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

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.

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.