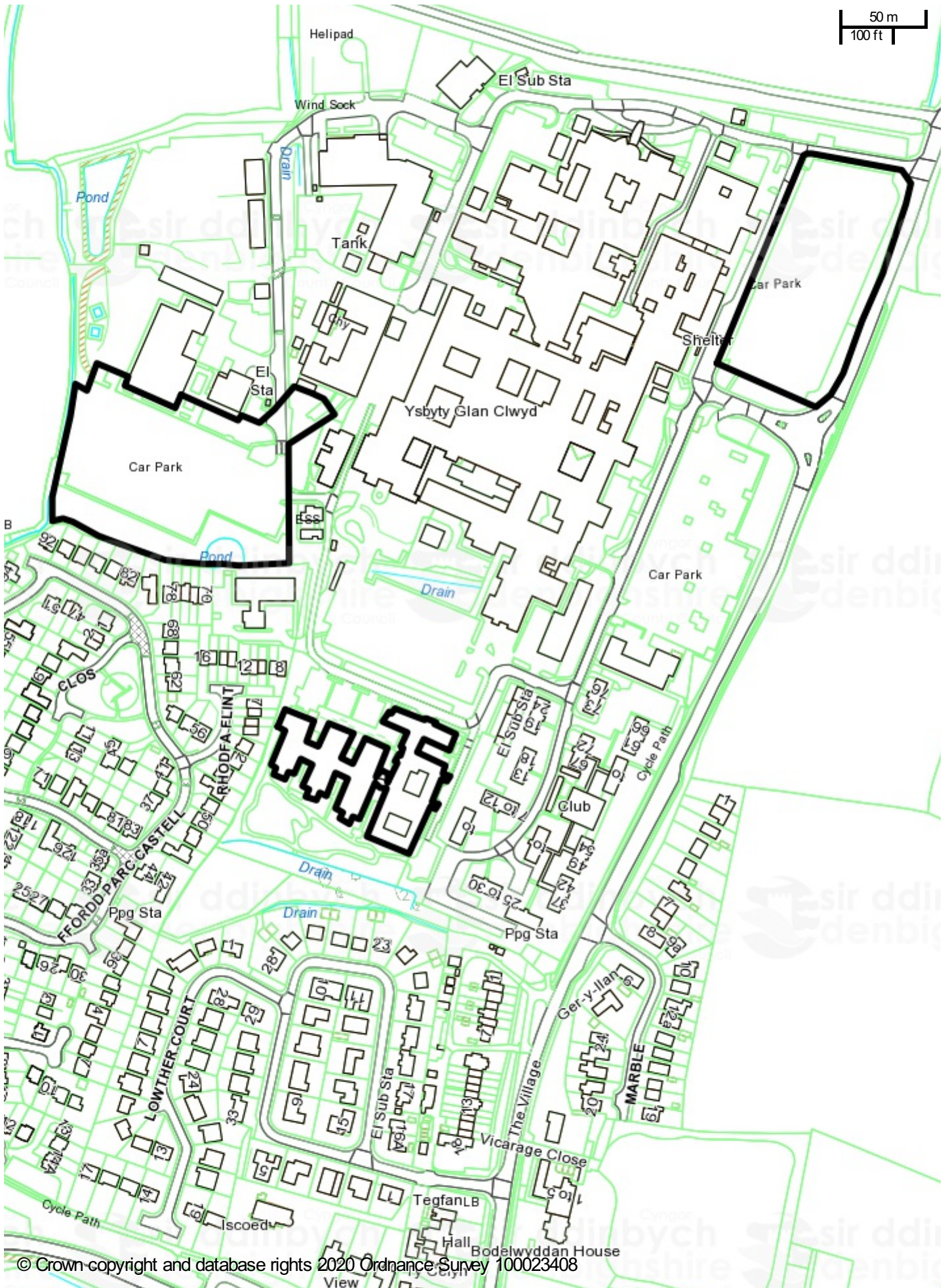


50 m  
100 ft



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40/2020/0813

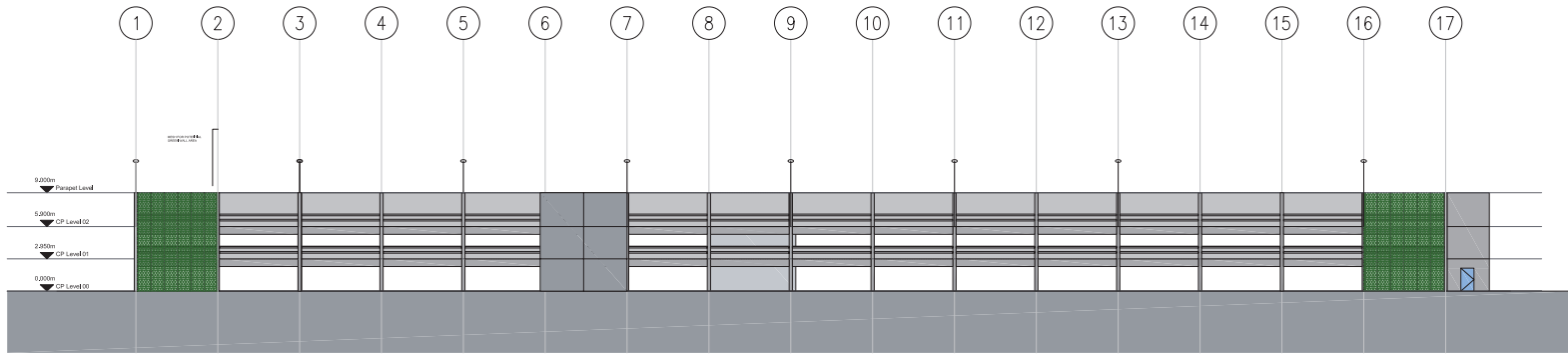
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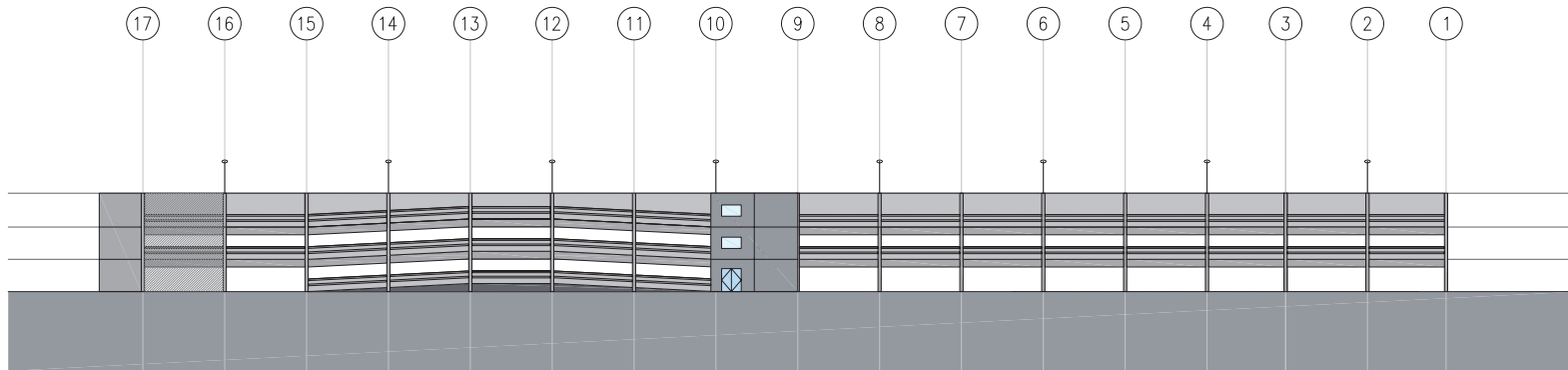


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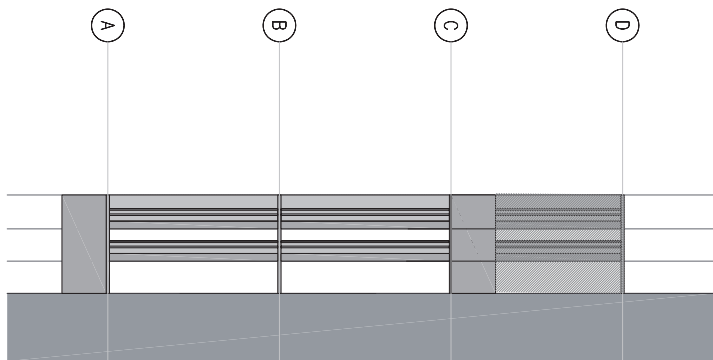




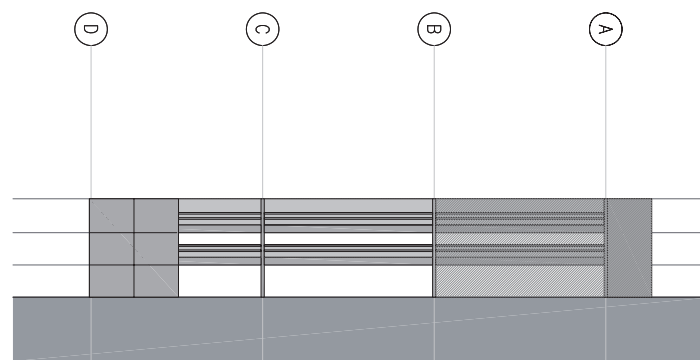
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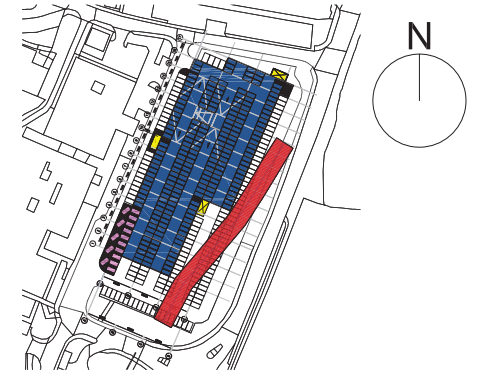
WEST ELEVATION 1: 250



SOUTH ELEVATION 1: 250



NORTH ELEVATION 1: 250



ILLUSTRATIVE  
ONLY

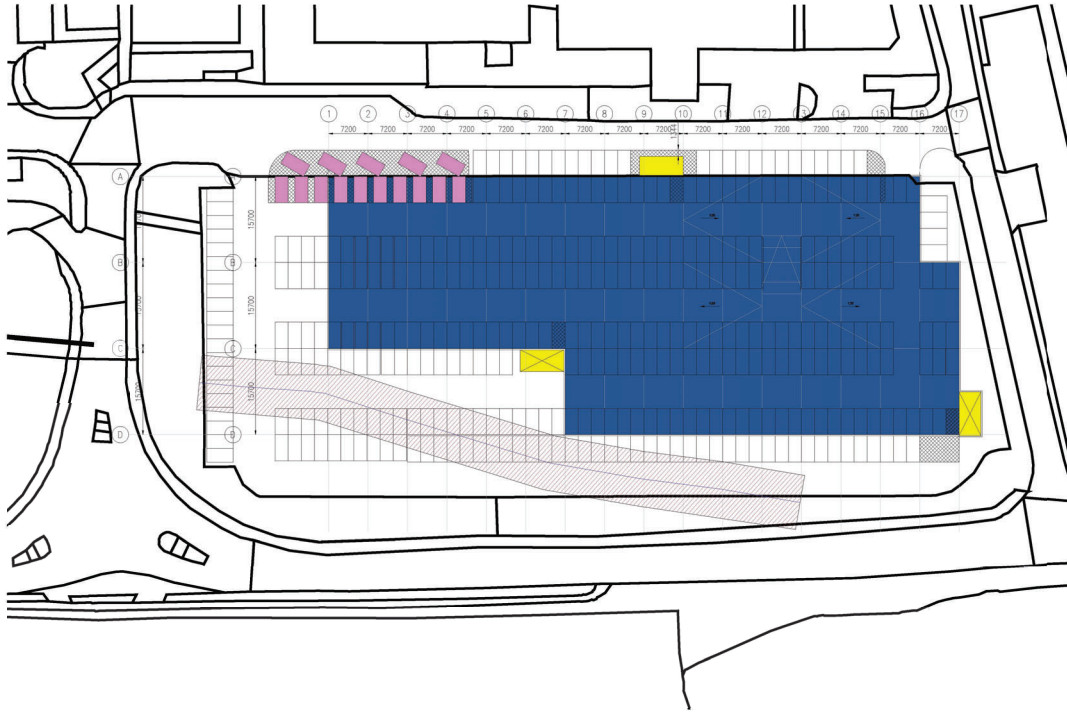
SCC DESIGN BUILD LIMITED  
KENWOOD ROAD  
REDDISH, STOCKPORT  
CHESHIRE  
SK5 6PH  
0161 432 7700  
E: REDDISH@SCCDBLTD.CO.UK  
W: WWW.SCCDBLTD.CO.UK

**SCC**  
DESIGN BUILD

GLAN CLWYD HOSPITAL  
2 DECK CAR PARK  
PROPOSED ELEVATIONS  
SCCDB-MSCP-SK005  
SCALE: 1:250@A1 DATE: 11 DEC 20  
REV: 003

INDICATIVE FOR PLANNING

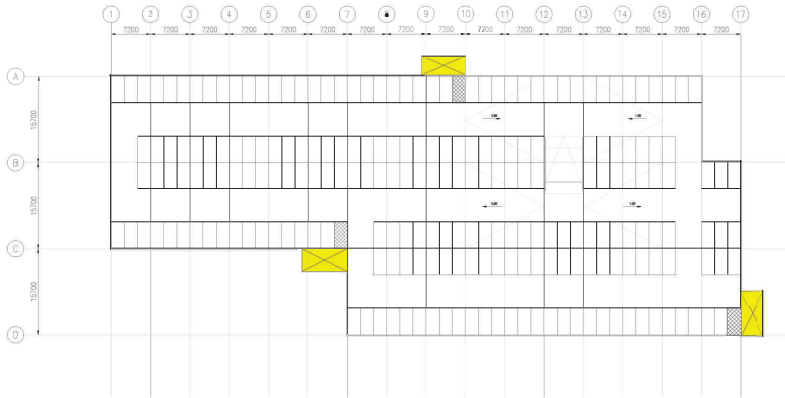




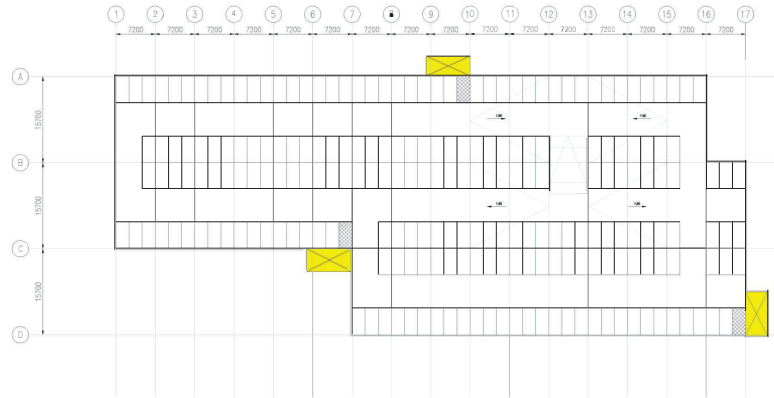
GROUND LEVEL 1:500

Spaces Schedule		
	Internal	External
Level 0	212	156
Level 1	220	
Level 2	220	
<b>Total</b>	<b>652</b>	<b>156</b>

**ILLUSTRATIVE  
ONLY**




LEVEL 1 1:500



LEVEL 2 1:500

SCC DESIGN BUILD LIMITED  
 KENWOOD ROAD  
 REDDISH, STOCKPORT  
 CHESHIRE  
 SK5 6PH  
 0161 432 7700  
 E: REDDISH@SCCDBLTD.CO.UK  
 W: WWW.SCCDBLTD.CO.UK



**GLAN CLWYD HOSPITAL**  
**2 DECK CAR PARK**  
**LEVEL AND SCHEDULE**  
**SCCDB-MSCP-SK004**  
 SCALE: 1:500@A1    DATE: 10 DEC 20  
 REV: 005

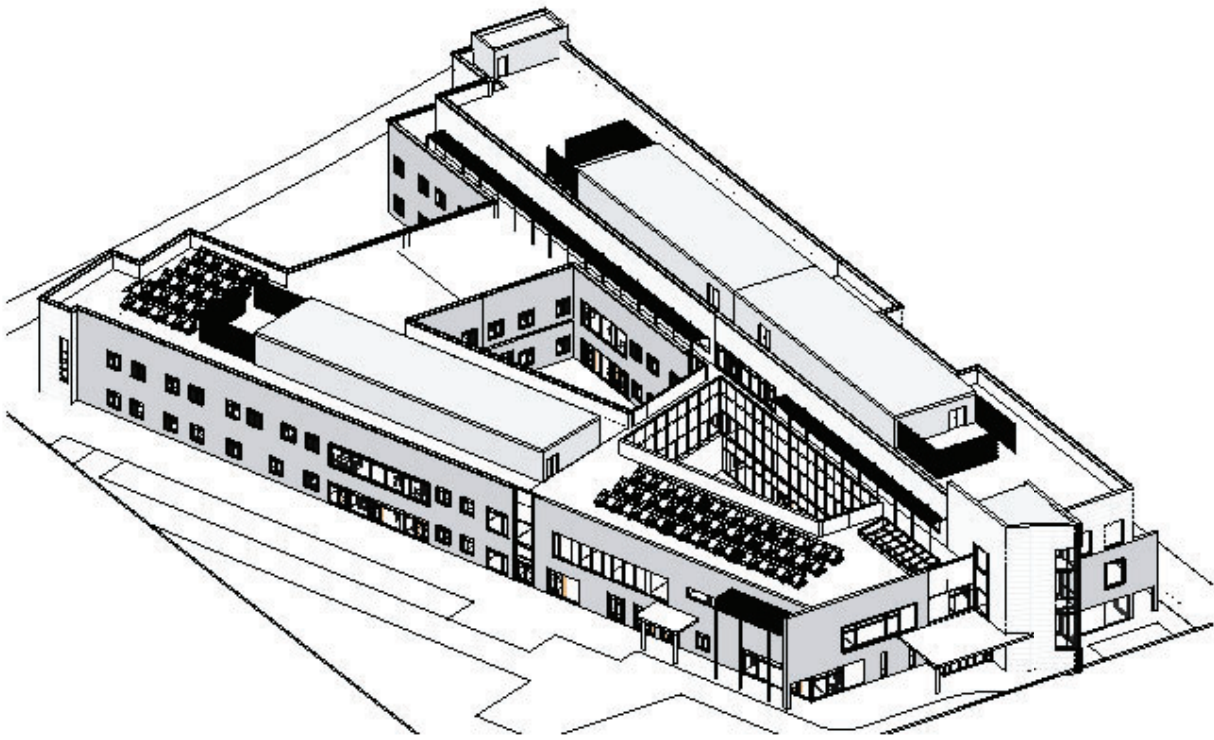
INDICATIVE FOR PLANNING





**1 Section A**  
1 : 500

**ILLUSTRATIVE  
ONLY**



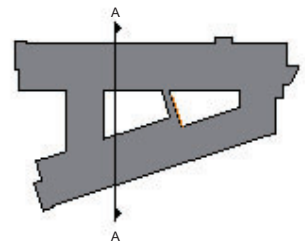
- Key
- 3 Storey
  - 2 Storey
  - Roof Plant

Maximum Gross External Area: 9970m<sup>2</sup>

North Elevation: 100.00m -104.00m  
 East Elevation: 32.00m-36.00m  
 West Elevation: 62.00m - 66.00m  
 South Elevation: 107.00m -111.00m

Maximum Heights:

3 Storey: 15.50m-17.50m  
 2 Storey: 11.50m-13.50m



<p>This drawing must not be scaled. Figured dimensions and levels to be used. Any inaccuracies must be notified to the architect. Detail drawings and large scale drawings take precedence over smaller drawings.</p> <p>A3</p> <p>THIS DRAWING IS COPYRIGHT ©</p>	<p>Rev</p> <p>Chk'd:</p>
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**STATUS**

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S2 - Issued for Information

powelldobson

ARCHITECTS

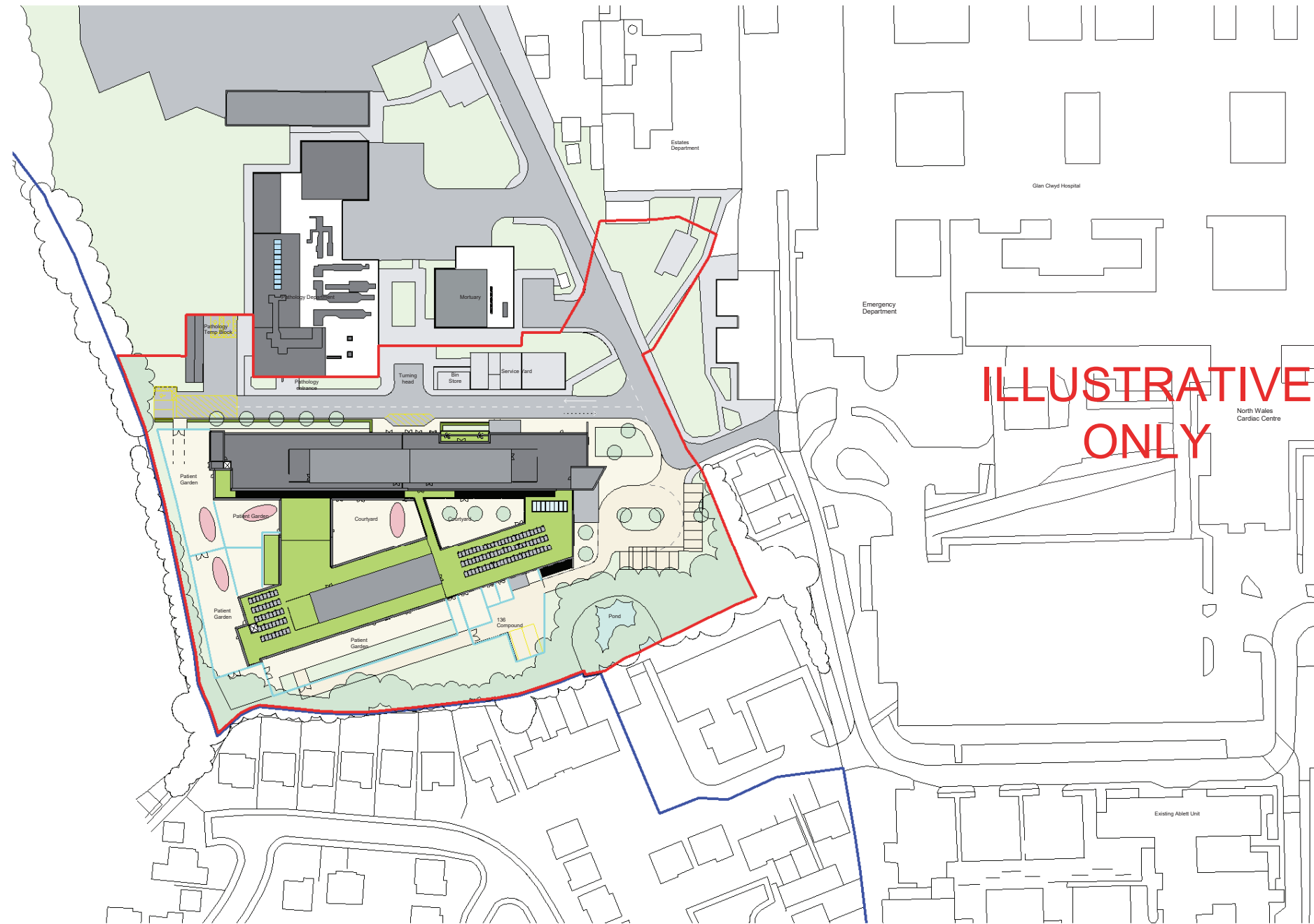
ABL - PDA - ZX - XX - DR - A - - 05125								
UPRN	ORIGINATOR	VOLUME	LEVEL	TYPE	ROLE	CLASS	NUMBER	REV

Contract: Betsi Cadwaladr University Health Board  
 Ablett Redevelopment, Ysbyty Glan Clwyd

Scale: As indicated  
 Date: 07/08/20  
 Drawn: AH  
 Checked: RD







ILLUSTRATIVE  
ONLY



Fence Key  
 Weldmesh Fence

**1 00 Site Plan**  
 1 : 500

This drawing must not be scaled.  
 Figured dimensions and levels to be used.  
 Any inaccuracies must be notified to the architect.  
 Detail drawings and large scale drawings take precedence over smaller drawings.

A1

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Rev:	06.08.20	CHK'd:	
P01	Drawing updated to reflect revised layout		
P02	Pathology carparking and red line boundary updated.	07.10.20	



**STATUS**  
 SO - Initial Status to WIRBion

**powelldobson**  
 ARCHITECTS

Contract: Betsi Cadwaladr University Health Board  
 Ablett Redevelopment, Ysbyty Glan Clwyd  
 Title: Illustrative Site Plan

PDA Job No:	19095	REV	
ABL - PDA - ZZ - DR - A -	- 05112	P02	

Scale: As indicated  
 Date: 09/07/20  
 Drawn: AH  
 Checked: RD

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# Eitem Agenda 8 / Agenda Item 8





## Eitem Agenda 8 / Agenda Item 8





**WARD :** Bodelwyddan

**WARD MEMBER(S):** Cllr Richard Mainon

**APPLICATION NO:** 40/2020/0813/ PO

**PROPOSAL:** Development of 2.8ha of land by the erection of a Use Class C2 hospital building (mental health unit to replace the existing Ablett Unit) with associated landscaping, car parking and site vehicular access; and the erection of a multi-storey car park with associated works (outline application - all matters reserved)

**LOCATION:** Glan Clwyd Hospital Rhuddlan Road Bodelwyddan Rhyl LL185UJ

**APPLICANT:** Betsi Cadwaladr University Health Board

**CONSTRAINTS:** None

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

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

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

**CONSULTATION RESPONSES:**

BODELWYDDAN COMMUNITY COUNCIL  
No reply received.

NATURAL RESOURCES WALES  
No objection subject to conditions.

DWR CYMRU / WELSH WATER  
Objection to original consultation on basis of siting of proposed multi-storey car park.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –  
- Highways Officer  
No objection, subject to condition for Construction Management Plan.

Public Protection Officer  
No objection, subject to conditions relating to noise levels/ noise report.

County Ecologist  
No objection, subject to conditions relating to protected species reports, additional details for Great Crested Newt mitigation methods, habitat management plans and lighting.

Flood Risk Engineer  
No reply received.

Strategic Housing & Policy Officer  
No objection in principle.

## **RE-CONSULTATION RESPONSES (IF RELEVANT)**

DWR CYMRU / WELSH WATER

Response awaited to details of re-siting of proposed car park.

## **RESPONSE TO PUBLICITY:**

### In objection

Representations received from:

Kevin Rush & Sue Jones, 80 Ffordd Parc Castell, Bodelwyddan

Stephen Humphreys, 96, Ffordd Parc Castell, Bodelwyddan

Fayyaz Akbar, 90 Ffordd Parc Castell, Bodelwyddan

Robert Johnson, 92, Ffordd Parc Castell, Bodelwyddan

Justine & Richard Hughes, 94 Ffordd Parc Castell, Bodelwyddan

Mr Llwyd, 84 Ffordd Parc Castell, Bodelwyddan

K S James, 88 Ffordd Parc Castell, Bodelwyddan

Louise Davies, 25 Parc Castell, Bodelwyddan

Lisa Beumer, 86, Ffordd Parc Castell, Bodelwyddan

Rebekah Foulkes, 82 Ffordd Parc Castell, Bodelwyddan

Summary of planning based representations in objection:

Visual amenity- mental health unit finish would be excessively bright.

Residential amenity- impacts of noise and disturbance from mental health unit on adjacent occupiers.

Residential amenity- construction would effect adjacent occupiers.

Loss of privacy- overlooking from mental health unit into adjacent occupiers rear gardens and windows

Light pollution- from lighting on mental health unit into adjacent occupier's rear gardens and windows.

Community Safety- occupants of new mental health unit may abscond into adjacent residential area.

Site selection flawed- alternative sites at Glan Clwyd Hospital should be considered further.

Biodiversity- proposal will impact on biodiversity and protected species on the site.

Landscaping mitigation insufficient – landscaping would take time to develop, unacceptable to rely on landscaping as buffer between the Mental Health Unit and adjacent occupiers gardens and dwellings.

Representations received from:

Dr James Davies MP, House of Commons, London

Summary of planning based representation:

Supports the application in principle, however reiterates the concerns of the adjacent occupiers (as set out in neighbouring occupiers representations above).

**EXPIRY DATE OF APPLICATION: 13/12/2020**

**EXTENSION OF TIME AGREED? 13/01/2021**

**REASONS FOR DELAY IN DECISION (where applicable):**

- additional information required from applicant

## **PLANNING ASSESSMENT:**

### **1. THE PROPOSAL:**

#### 1.1 Summary of proposals

- 1.1.1 Outline planning permission is sought for the development of 2.8ha of land by the erection of a Use Class C2 hospital building (mental health unit to replace the existing Ablett Unit) with associated landscaping, car parking and site vehicular access; and the erection of a multi-storey car park with associated works. It is an outline application with all matters reserved.



- 1.1.2 Indicative details show the proposed mental health unit as a 2/3-storey hospital building located in the south western corner of the hospital site. As required the scale of the proposed building is stated in the application documents. It would have a maximum height of 17.5 metres. The maximum building parameters for the elevations would be; north elevation 104 metres, south elevation 111 metres, east elevation 36 metres and west elevation 66 metres. The building would have a footprint up to 9,970 square metres. The new building would provide a replacement facility for the existing Ablett Unit which delivers inpatient adult psychiatric and mental health services. The proposed mental health unit would provide 64 patient beds.
- 1.1.1 The existing Ablett Unit would be retained to accommodate alternative ancillary hospital administrative functions which are presently accommodated elsewhere within the hospital site.
- 1.1.2 The plans show the multi-storey car park proposed to be developed in the north eastern corner of the hospital site, utilising an area of existing surface car parking. Indicative plans show the car park as a three storey facility with 810 car parking spaces. The scale of the car park is stated to have a maximum height of 10.0 metres with the maximum building parameters for the elevations being 116.05 metres by 56.59 metres.
- 1.1.3 Indicative drainage proposals include connection to the existing foul sewer system serving the Hospital site. Surface water for the mental health unit would be directed to the existing SUDS facility for the existing carpark, which discharges to an adjacent ditch. Surface water for the carpark facility would be unchanged from the existing carpark drainage arrangements.
- 1.1.4 The application is submitted by White Young Green / Tetrattech as agents acting on behalf of the Betsi Cadwaladr University Health Board. The application forms indicate the land is in the ownership of the applicants.

## 1.2 Other relevant information/supporting documents in the application

- 1.2.1 In support of the application the following documents have been submitted:
- **Design and Access Statement**  
This document outlines the background to the proposals and the rationale behind the planning application. It provides consideration of planning history and policies, issues of character, appearance, scale, parking, design, landscaping, ground conditions, biodiversity, drainage, water, site investigations, sustainable building standards, welsh language and culture, and community benefits.
  - **Transport Assessment/ Travel Plan**  
This considers such matters as traffic impact, access by all modes of transport and by people of all ages and abilities, sustainability, car parking and servicing and presents the proposals in relation to current guidance and data. Local and National Transport policy have been reviewed in respect of the development. A review of road safety has been undertaken within this report. Sustainable transport accessibility has also been reviewed within the report. This Transport Assessment concludes that the proposal would not create any significant transport impacts on the existing highway and provides an acceptable us in planning terms.
  - **Community and Linguistic Impact Assessment**  
This has been carried out in line with LDP Policy RD 5 which requires the needs and interests of the Welsh Language to be taken into account in planning decisions. The Assessment demonstrates that the proposed

development will not cause significant harm to the character and language balance of the community.

- **Arboricultural Impact Assessment**  
The survey covered the site of the mental health unit and proposed car park. An assessment was made in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The report concludes that the development would not give rise to unavoidable adverse effects that cannot be mitigated. From indicative proposals, it appears that the final detailed layout could be developed which would allow for the retention of the vast majority of trees, including all high value trees and those with potential suitability for bats. Additional information would be required to support the reserved matters application.
- **Ecology Assessment**  
An initial Ecological Desk Study was carried out to identify species records and protected sites on the development site and in the vicinity. This collated data gives a useful indication of the distribution and abundance of ecological receptors and informed the need for further surveys. Recommendations and mitigation measures are suggested to ensure no significant impacts on trees, flora, fauna (Bats, Amphibians, Badgers, Voles, Reptiles, Hedgehog). Suggestions for biodiversity enhancement are also proposed.
- **Drainage Strategy Statement/Water Conservation Statement**  
The proposal for the mental health unit will utilise an existing SUDS design which will provide attenuation measures to limit the discharge of surface water. The car-park will not result in additional hard surfaces to drain as it is car-parking at present.  
The new mental health unit will incorporate a series of low water use and water conservation measures to contribute to its overall achievement of a BREEAM 'Excellent' rating.
- **Noise Impact Assessment**  
Surveys have been undertaken and there is acceptance of the need to control plant noise in accordance with standard practice, in relation to nearby hospital buildings and residential properties. It is anticipated that any consent would contain appropriate design interventions to be agreed for the final scheme.
- **Pre-application Consultation Statement**  
Details of the Pre-Application Consultation Exercise and PAC Report as per planning legislation requirements.

### 1.3 Description of site and surroundings

- 1.3.1 The application site comprises of three parcels of land within the wider Glan Clwyd Hospital site; the site for the proposed mental health unit, the existing Ablett Unit and the car park.
- 1.3.2 The proposed mental health unit is located on the south western periphery of the hospital site, on an area currently used predominantly for car parking with some ancillary landscaping. The southern boundary of this site abuts the residential area of Parc Castell, where several dwellings have individual rear curtilages bounding the site. The western side is abutted by open agricultural land.

- 1.3.3 The proposed multi story car park is located on the north eastern periphery of the site. The area is currently used as a parking area and is abutted by the Rhuddlan Road to the east.
- 1.3.4 The existing Ablett Unit is located within the southern section of the existing hospital site.
- 1.3.5 The main Hospital buildings range from single storey up to 5 storey in height. The buildings closest to the proposed mental health unit are the two storey mortuary and single storey pathology units, which are relatively recent additions to the hospital site.

#### 1.4 Relevant planning constraints/considerations

- 1.4.1 The site is located within the development boundary of Bodelwyddan.
- 1.4.2 The site of Glan Clwyd Hospital is designated under Policy BSC 12 for the provision of community facilities.

#### 1.5 Relevant planning history

- 1.5.1 There is a substantial amount of planning history on the Hospital site owing to the nature and volume of development associated with the healthcare use over the years.
- 1.5.2 The site on which the mental health unit is proposed was formally granted planning permission as a permanent car-park in 2016 under planning ref. 40/2016/0109, although it has been in operation on a temporary basis since 2009. It is understood that the capacity of the carpark is 350 spaces.
- 1.5.3 There is no recent history on the Ablett Unit.
- 1.5.4 The site of the proposed multi storey carpark appears to have been in use for car-parking historically.

#### 1.6 Developments/changes since the original submission

- 1.6.1 Additional information has been submitted to address concerns raised by Welsh Water in relation to their assets within the car park site.
- 1.6.2 It is understood that the Agents and representatives of the Applicant carried out an online meeting with adjacent occupiers following receipt of the consultation letters, the notes of this meeting were submitted to Officers for information purposes only.

#### 1.7 Other relevant background information

- 1.7.1 None.

## 2. **DETAILS OF PLANNING HISTORY:**

### 2.1 40/2008/11985/PF

Construction of a temporary car park and associated access road for staff use – GRANTED at Planning Committee 09/03/2009

### 2.2 40/2016/0109

Continuation of use of temporary car park as a permanent car park – GRANTED under delegated powers 13/07/2016

## 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 4<sup>th</sup> 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 BSC12** – Community facilities  
**Policy VOE5** – Conservation of natural resources  
**Policy VOE6** – Water management  
**Policy ASA3** – Parking standards

**Supplementary Planning Guidance**

Supplementary Planning Guidance Note: Access For All  
Supplementary Planning Guidance Note: Parking Requirements In New Developments  
Supplementary Planning Guidance Note: Planning and the Welsh language  
Supplementary Planning Guidance Note: Trees & Landscaping

**3.2 Government Policy / Guidance**

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

Technical Advice Notes

TAN 5 Nature Conservation and Planning (2009)  
TAN 11 Noise (1997)  
TAN 12 Design (2016)  
TAN 20 Planning and the Welsh Language (2017)

**3.3 Other material considerations**

**4. MAIN PLANNING CONSIDERATIONS:**

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned. The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

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

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Ecology
- 4.1.5 Drainage (including flooding)
- 4.1.6 Highways (including access and parking)
- 4.1.7 Noise
- 4.1.8 Fear of crime
- 4.1.9 Impact on Welsh Language and Social and Cultural Fabric

4.2 In relation to the main planning considerations:

- 4.2.1 Principle  
Glan Clwyd Hospital is located within the development boundary of Bodelwyddan. The Strategic policies of the development plan seek to concentrate new development in existing settlements, subject to the consideration of environmental impacts.

The hospital site is allocated for policy BSC 12 community facilities in the development plan. Health care is highlighted as a key facility for communities in the policy justification. It is acknowledged that Glan Clwyd Hospital is an important health facility regionally as well as for Denbighshire residents.

It is the opinion of Officers that the proposals for the developments for improvement and investment in community facilities at Glan Clwyd Hospital are acceptable in principle. The detailed impacts are reviewed in the following sections of the report.

#### 4.2.2 Visual amenity

Local Development Plan Policy RD 1 test (i) requires due regard to issues of siting, layout, form, character, design, materials, aspect, microclimate and intensity of use of land / buildings and spaces between buildings, which are matters relevant to the visual impact of development; test (vi) requires that development does not unacceptably affect prominent public views into, out of, or across any settlement or area of open countryside; test (vi) requires the incorporation of existing landscape or other features, takes account of site contours, and changes in levels and prominent skylines; and test (xiii) requires the incorporation of suitable landscaping measures to protect and enhance development in its local context.

There are representations from neighbours in relation to the potential impacts of the mental health unit on visual amenity.

The application is for outline permission only with all matters reserved for future approval. Indicative plans have been put forward for the mental health unit and the multi storey car park. Both buildings would be a mixture of 2 and 3 storeys in height. The mental health unit would be of contemporary design, similar to some of the other modern facilities at the hospital site.

Whilst the comments of the consultees in relation to the visual impacts of the development are noted, these are not being considered in detail at this outline stage. From the parameters provided the indicative scale is not considered excessive or out of keeping with the surrounding development and the existing use of the site. Therefore, it is considered that there are no grounds to resist the development on visual amenity grounds at this stage. It is not considered that the outline application conflicts with the visual impact policies of RD1.

#### 4.2.3 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

There are representations from neighbours in relation to the potential impacts of the mental health unit in particular on nearby residential amenity in relation to overlooking, loss of privacy, increase in activity around the site and entrance to the mental health unit, and the noise and disturbance associated with the use.

As stated above, the application is for outline permission only. Indicative plans have been put forward for the mental health unit showing a building of 2/3 storey in height. The internal layout and entrance and exit arrangements have been shown, but it is important to note that these are only indicative floor plans not for consideration at this stage. There is some landscaping on the south boundary of the site and supporting documents also show boundary treatments could be supplemented.

In relation to siting the minimum distance from the most western end of the proposed mental health unit to the nearest dwelling at Ffordd Parc Castell is approximately 23

metres. Elevation to elevation distances range across the site from 23 metres to 47 metres. Indicative plans show the section of the building to the south (facing Parc Castell) to be two storey in height.

Officers note that Glan Clwyd is an existing hospital site which predates the adjacent residential development at Parc Castell. There has been a carpark on the site since 2009 which has unrestricted 24 hour use. Adjacent to the car park, the Mortuary and Pathology Buildings have been developed in the past 10 years.

Planning policy does not require the Applicants to justify why an alternative site was not chosen for the mental health unit as it is located on a site allocated for community facilities. Whilst Members will undoubtedly have sympathy for the adjacent occupiers as the part of the site closest to their dwellings has changed over time, Officers consider that in relation to the physical relationship with nearby dwellings, at the distances and scale involved it is not considered there would be significant adverse impacts from overlooking or overshadowing to resist the grant of outline permission for the proposal. As a rule of thumb albeit for dwellings, Supplementary Planning Guidance Note states that where there are habitable room windows facing windows on an adjacent property, elevation to elevation distances should be at least 21 metres. This spacing has been achieved with the siting shown indicatively.

On the basis of the outline application and indicative plans Officers consider it would be difficult to resist the application on the basis of residential amenity grounds.

#### 4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests. This reflects policy and guidance in Planning Policy Wales, and TAN 5 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.

There are representations expressing concerns over the impacts on protected species.

The Council's Biodiversity Officer has raised no objections. He suggests inclusion of conditions relating to Great Crested Newt and Vole reasonable avoidance measures, lighting, and precautions over site works in the Bird nesting season. He also suggests a condition ensuring additional landscaping as a biodiversity enhancement. NRW have raised no objection to the proposed development in relation to the ecological issues.

On the basis of the relevant technical advice, Officers conclusion is that there would be no unacceptable ecological impacts and that suitable conditions can be attached to ensure proper measures to mitigate / protect and enhance ecological interests if permission is granted.

#### 4.2.5 Drainage (including flooding)

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 drainage and flood risk impacts of development should therefore be regarded as potential material considerations.

Welsh Water have raised no objection in principle to the proposed mental health unit or the Ablett element of the scheme. However, they have expressed concerns relating

to the siting of the car-park over a public trunk water-main which has resulted in updated plans being provided to move the car-park and create a 5 metre easement zone. Formal written acceptance of the siting is awaited at the time of writing the report and Officers will update Members on the matter in the Addendum Report/Blue Sheets.

At outline stage the full drainage details have not been provided. The Drainage Strategy refers to the intention to deal with surface water by way of SUDS (with attenuation) and foul water via the existing mains. The site is not in a Flood Risk area

The intentions for drainage have been assessed by Natural Resources Wales and Welsh Water. The principle of sustainable drainage for this site are accepted and subject to the imposition of a planning condition to ensure precise details, the specialist consultees raise no objections to the scheme.

Having regard to the above, Officers do not consider there are any drainage or flooding issues of concern. Therefore, there is no conflict with the drainage considerations of Policy RD1.

#### 4.2.6 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).

Highway Officers have raised no objection to the proposal. A condition for a Construction Management Plan is suggested.

The proposals would not alter the existing access arrangements to or from the site from Rhuddlan Road. The development of the mental health unit would lead to the loss of parking on the southern end of the site, however the multi-storey car-park would mitigate this loss with the indicative provision of 810 spaces in total. The existing Ablett Unit would be used for administration carried out elsewhere on the site, therefore not resulting in the introduction of additional healthcare services on site with increased demand for additional parking. The submission states secure cycle parking and electric vehicle charging would be accommodated within the new carpark also.

In Officers' opinion the highways impact would not be significant and parking provision would be adequate to accommodate the use. Therefore, there is no conflict with the highways considerations of Policy RD1.

#### 4.2.7 Noise

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.

There are representations expressing concerns over increased activity on the site and the proposed plant and machinery giving rise to noise disturbance.

Service plant/equipment on the roofs of the proposed buildings has the potential to generate noise. However, considering the noise report submitted the proposed mental

health building itself may offer some screening from existing noise from the mortuary and pathology buildings.

Public Protection Officers confirm the need for condition(s) on any consent to ensure noise levels are controlled to acceptable limits and well as details to be submitted of plant and machinery alongside the reserved matters application. Officers suggest the latter is an important consideration and that any permission should include appropriate noise level controls.

#### 4.2.8 Fear of crime / Security Issues

Policy RD 1 - Sustainable development and good standard design test xii) states that development should take account of personal and community safety and security in the design and layout of development and public/private spaces and have regard to implications for crime and disorder.

It is established that fear of crime can be a material consideration and test xii) of RD1 adds a policy hook for such a consideration, however like all potential impacts evidence is required to substantiate this as a ground for refusal of permission.

The Agents have advised that the mental health unit would be secure, indicative plans show perimeter/security fencing is proposed which would be detailed further at reserved matters state. The mental health unit is already in operation from the Ablett Unit on the Glan Clwyd Hospital Site.

Whilst the security concerns are a consideration, Officers do not feel there is compelling evidence to challenge the applicants claims that the use can be acceptably managed so as to avoid any potential security issues, or crime and disorder.

#### 4.2.9 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 Planning Policy Wales (PPW 10); TAN 20 and Policy RD 5 of the Local Development Plan.

TAN 20 (2017) provides the most up to date guidance on considerations to be given to impacts on the Welsh Language.

There are no representations expressing comment on the potential impacts of the proposals on the Welsh language and social and cultural fabric of the area.

A Community and Linguistic Assessment has been provided in support of the application. This does not raise any issues of principle in relation to Welsh language policies.

#### Other matters

##### Well – being of Future Generations (Wales) Act 2015

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

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that



there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

## 5. SUMMARY AND CONCLUSIONS:

5.1 The report sets out what Officers believe to be the main issues of relevance to the consideration of the application. Having regard to the responses from key consultees, other representations, the planning policies and material considerations, Officers do not consider that there is clear evidence of material harm likely to arise as a result of the development. Imposition of suitable planning conditions can help to mitigate localised impacts if permission is granted.

5.2 In reaching a recommendation on the proposal, Officers recognise there are local concerns, but that having due regard to the issues and information relevant to a decision for an outline permission on the site of an existing community facility, it is concluded there are limited land use planning grounds to justify a refusal of planning permission.

### **RECOMMENDATION: GRANT-** subject to the following conditions:-

1. Approval of the details of the access, appearance of the building(s), landscaping, scale and layout (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before the commencement of any development.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. 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) Illustrative North and East elevations (Drawing No. ABL-PDA-ZX-XX-DR-A-05100) received 19 October 2020
  - (ii) Illustrative South and West elevations (Drawing No. ABL-PDA-ZX-XX-DR-A-05101) received 19 October 2020
  - (iii) Illustrative ground floor plan (Drawing No. ABL-PDA-ZX-00-DR-A-05120 P01) received 19 October 2020
  - (iv) Illustrative first floor plan (Drawing No. ABL-PDA-ZX-01-DR-A-05121) received 19 October 2020
  - (v) Illustrative second floor plan (Drawing No. ABL-PDA-ZX-02-DR-A-05122) received 19 October 2020
  - (vi) Illustrative roof plan (Drawing No. ABL-PDA-ZX-RF-DR-A-05123 P01) received 19 October 2020
  - (vii) Parameters Plan (Drawing No. ABL-PDA-ZX-XX-DR-A-05124 P01) received 19 October 2020
  - (viii) Proposed massing and section height (Drawing No. ABL-PDA-ZX-XX-DR-A-05125) received 19 October 2020
  - (ix) Proposed site security and privacy plan (Drawing No. ABL-PDA-ZX-XX-DR-A-05130 P01) received 19 October 2020
  - (x) Illustrative site security and privacy section (Drawing No. ABL-PDA-ZX-XX-DR-A-05131) received 19 October 2020
  - (xi) Illustrative Multi-storey car park elevations (Drawing No. SK005 Rev. 003) received 14 December 2020
  - (xii) Illustrative Multi-storey car park floor plans (Drawing No. SK004 Rev. 005) received 14 December 2020

- (xiii) Illustrative Multi-storey car park Massing Constraints (Drawing No. SK006 Rev. 004) received 14 December 2020
- (xiv) Topographical survey (Drawing No. 10690-002 Part 1) received 19 October 2020
- (xv) Topographical survey (Drawing No. 10690-002 Part 2) received 19 October 2020
- (xvi) Existing site plan 1 of 2 (Drawing No. ABL-PDA-ZZ-ZZ-DR-A-05115 P01) received 19 October 2020
- (xvii) Existing site plan 2 of 2 (Drawing No. ABL-PDA-ZZ-ZZ-DR-A-05116) received 19 October 2020
- (xviii) Illustrative site plan (Drawing No. ABL-PDA-ZZ-ZZ-DR-A-05112 P02) received 19 October 2020
- (xix) Location plan (Drawing No. ABL-PDA-ZZ-ZZ-DR-A-05111 P05) received 19 October 2020
- xx) Site Security and Privacy Plan (Drawing No. ABL-PDA-ZZ-ZZ-DR-A-05130 P02) received 23 November 2020

5. Notwithstanding the approved details, the upper and lower limits (parameters) of the buildings as shown on the approved Illustrative proposed plans are only approved. Details of layout and landscaping are not approved and are reserved matters which shall be subject to separate approval pursuant to condition 1 above.
6. Notwithstanding the approved plans the external roof mounted plant equipment shall be designed and installed to achieve the decibel values indicated in the submitted noise report (AEC REPORT: P4144/R01/DMT).
7. In the event of complaints to the Local Planning Authority over noise attributable to the operation of the mental health unit, and after they have been initially investigated by the Authority to assess that there is a potential for breach of condition 6.
  - a. The Authority shall notify the applicants in writing of the complaint;
  - b. Within one month of notification by the Authority, the applicants shall organise, at their own expense, a noise assessment by independent acoustic consultants, in accordance with a brief to be set by the Authority, to establish whether the terms of Condition 6 are being met, to identify the source of any noise which may be giving rise to complaint, and to put forward measures for addressing/mitigating noise so that the levels set in Condition 6 are met, including the timing of implementation of the measures;
  - c. A copy of the noise assessment undertaken in accordance with b. shall be submitted to the Authority no later than two months from the date of notification in a.
8. In the event that a noise assessment carried out in accordance with Condition 7 identifies noise exceeding the levels set in Condition 6:
  - a. Specific mitigation measures as set out in the assessment, or such other alternative means of addressing the source(s) of noise as are submitted for the consideration and approval of the Local Planning Authority, shall be implemented in accordance with a timescale to be agreed in writing with the Authority;
  - b. The applicants shall organise, at their own expense, a noise assessment by independent acoustic consultants, in accordance with a brief to be set by the Authority, of noise levels at an agreed noise sensitive facade for a period to be agreed with the Authority, once the approved mitigation measures have been implemented, to determine whether the requirements of Condition 6 are being met;
  - c. A copy of the findings of the further noise monitoring undertaken in accordance with b. shall be submitted to the Authority within 7 days of completion
9. In the event that the noise monitoring required by Conditions 6 and 7 of this permission confirms that noise levels remain in excess of those set in Condition 6, the item(s) of plant, equipment, activities, etc. identified as giving rise to the problems shall not be permitted to continue to operate until alternative mitigation measures are approved in writing by the Local Planning Authority, the measures as approved are implemented, the same noise monitoring arrangements as set out in Condition 7 and 8 are undertaken, and the written approval of the Authority is obtained to the continued operation of the particular plant, equipment, activities, etc.

10. No development works which could impact on great crested newts shall commence until a report or method statement detailing great crested newt avoidance, mitigation and compensation measures, has been submitted and approved in writing by the LPA. This should include details of the specifications and locations of mitigation measures marked on site drawings. The approved measures shall be implemented in full.
11. The proposed development must contain provision for roosting bats and nesting birds, in line with recommendations made in section 5.21 of the GLAN CLWYD HOSPITAL BODELWYDDAN ECOLOGICAL ASSESSMENT (SITE 1 AND 2) Report. The number, location and specification of these features\* should reflect the scale of the development, be determined by a suitably qualified ecologist, and shown on appropriate plans and drawings. The updated plans should be submitted to the LPA for approval and the approved measures shall be implemented in full.
12. An external lighting/internal light spillage scheme, designed to avoid negative impacts on bats, must be submitted and approved in writing by the LPA. This 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. The approved measures shall be implemented in full.
13. Prior to the commencement of development, Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed strictly in accordance with those details as approved.
14. Works which could result in the damage or destruction of active bird nests must 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.
15. The development shall be carried out in strict accordance with the recommendations set out in Section 4 of the GLAN CLWYD HOSPITAL BODELWYDDAN WATER VOLE SURVEY report, in respect of Water Vole avoidance, mitigation and compensations measures.
16. No species listed in 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) shall be included in the planting scheme for this development.
17. Prior to the commencement of development, a habitat management plan must be submitted to, and approved in writing by, the Local Planning Authority. This must outline the timing and specification of management for the natural and semi-natural habitats retained and created on site, and set out who will be responsible for undertaking this management. The development shall proceed strictly in accordance with those details as approved.
18. No external lighting shall be installed without the formal written approval of the local planning authority to the detailing of the proposed lighting, including emergency/security lighting. The details shall include the design of the lighting and associated columns / means of fixture to buildings, their position, height, the means and intensity of illumination, hooding, the extent of lamination and the anticipated spread of light, the hours of operation of the lights, and any proposals for use of reduced intensity outside hours of operation of the business. The approved scheme shall be implemented strictly in accordance with the approved details.
19. The development hereby permitted shall not be allowed to commence until the written approval of the Local Planning Authority has been obtained to a detailed Construction Method Statement. The Statement shall provide details of:
  - a) the arrangements for the parking of vehicles of site operatives and visitors;
  - b) the location of any construction compound and measures to reinstate the land following completion of the works
  - c) the hours of site works and deliveries

- d) the proposed routing of delivery vehicles, and directional signing along public roads where necessary
- e) the location of areas designated for the loading, unloading, and storage of plant and materials;
- f) the proposals for security fencing or hoardings around the site
- g) pollution prevention and control measures, including measures to control the emission of dust and dirt, and to prevent pollution of watercourses
- h) wheel washing facilities;
- i) a scheme for recycling/disposing of waste resulting from demolition and construction works.
- j) any proposed external lighting
- k) the piling methods, in the event that this form of foundation construction is proposed

The development shall be carried out strictly in accordance with the approved elements of the Construction Method Statement throughout the construction period.

- 20. No development shall take place until a fully detailed scheme of foul drainage and surface water drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the occupation of the new mental health unit or use of the multi storey car park.

The reasons for the conditions are:-

- 1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 2. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990
- 3. To comply with the provisions of Section 92 of the Town and Country Planning Act 1990
- 4. For the avoidance of doubt and to ensure a satisfactory standard of development.
- 5. For the avoidance of doubt and to ensure a satisfactory standard of development.
- 6. In the interests of the amenities of occupiers of nearby properties.
- 7. In order that appropriate steps are put in place to investigate and mitigate noise complaints, in the interests of the amenities of occupiers of nearby properties.
- 8. In order that appropriate steps are put in place to investigate and mitigate noise complaints, in the interests of the amenities of occupiers / users of nearby properties.
- 9. In order that appropriate steps are put in place to investigate and mitigate noise complaints, in the interests of the amenities of occupiers / users of nearby properties.
- 10. In the interests of nature conservation.
- 11. In the interests of nature conservation.
- 12. In the interests of nature conservation.
- 13. In the interests of nature conservation.
- 14. In the interests of nature conservation.
- 15. In the interests of nature conservation.
- 16. In the interests of nature conservation.
- 17. In the interests of nature conservation.
- 18. In the interests of visual amenity.
- 19. In the interest of safety and the free flow of traffic on the adjoining highway.
- 20. In the interest of water management.