

14/2019/1009

 **Graddfa / Scale:** 1:1250

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3D View 1

Scale:

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Rev:	Description:	Date:
X	First Issue	09.05.21
A	Client Amend	26.05.21

Scheme Title:
Llys Heulog, Cyffiliog - Plot 1
Drawing Reference:
Concept Image

Scale @ A3:
Drawn by: **RAL**
Checked by: **MOH**

Project Number: **6082** Drawing Number: **PL-01-601** Revision: **A**

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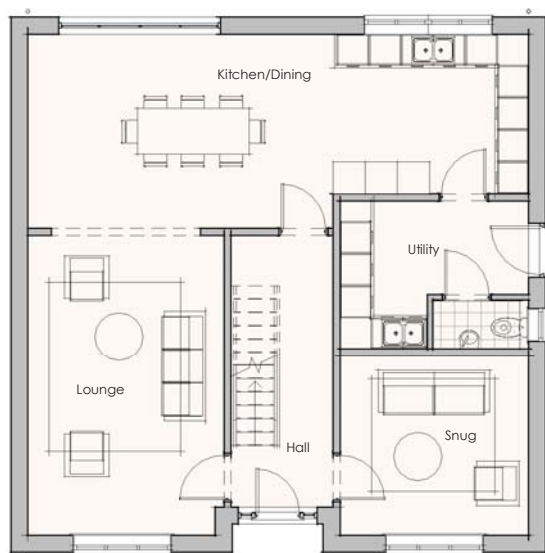
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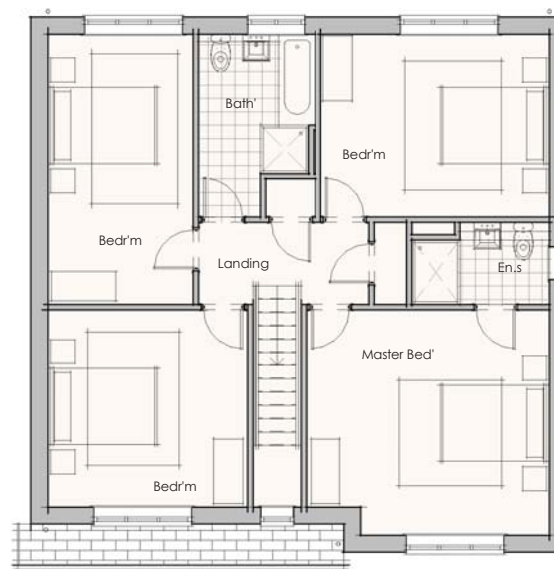
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Rev:	Description:	Date:
X	First Issue	09.05.21
A	Client Amend	26.05.21
B	Client Amend	28.05.21



Proposed - Ground Floor Plan

Scale: 1 : 100



Proposed - First Floor Plan

Scale: 1 : 100

Scheme Title:
Llys Heulog, Cyffiliog - Plot 1
Drawing Reference:
Proposed Floor Plans

Scale @ A3: **1 : 100**
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Project Number: **6082 PL-01-101**
Drawing Number: **PL-01-101**
Revision: **B**



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Front View

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Rev:	Description:	Date:
X	First Issue	09.05.21
A	Client Amend	26.05.21
B	Window 11	22.06.21
C	Planning Sub.	23.09.21

Scheme Title:
Llys Heulog, Cyffiliog - Plot 2

Drawing Reference:
Concept Image

Scale @ A3:
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Project Number: **6082** Drawing Number: **PL-02-601** Revision: **C**

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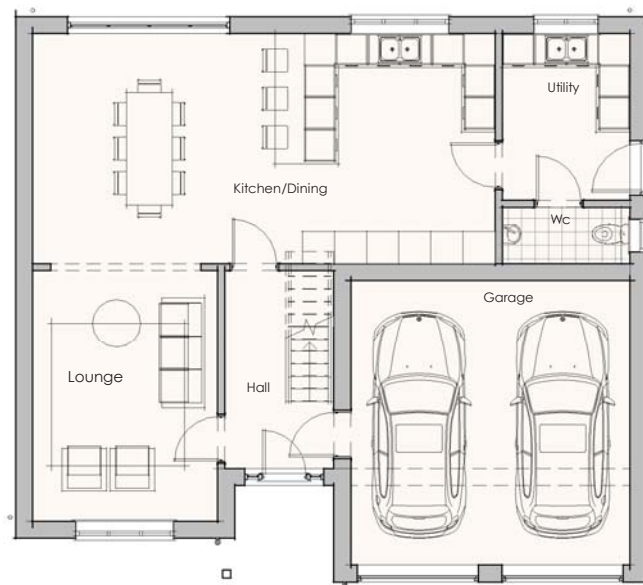
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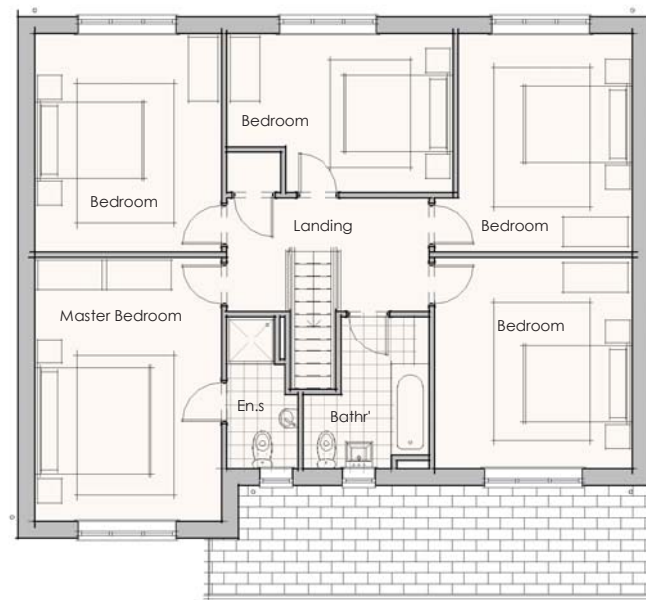
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X	First Issue	09.05.21
A	Client Amend	26.05.21
B	Client Amend	28.05.21
C	Planning Sub.	23.09.21



Proposed - Ground Floor Plan

Scale: 1 : 100



Proposed - First Floor Plan

Scale: 1 : 100

Scheme Title:
Llys Heulog, Cyffiliog - Plot 2

Drawing Reference:
Proposed Floor Plans

Scale @ A3: **1 : 100**
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Project Number: **6082 PL-02-101** Drawing Number: Revision: **C**

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B	Window 11	22.06.21
C	Planning Sub.	23.09.21



Front View

Scale:

Scheme Title:
Llys Heulog, Cyffiliog - Plot 3
Drawing Reference:
Concept Image

Scale @ A3:
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Project Number: **6082 PL-03-601** Drawing Number: **C** Revision:

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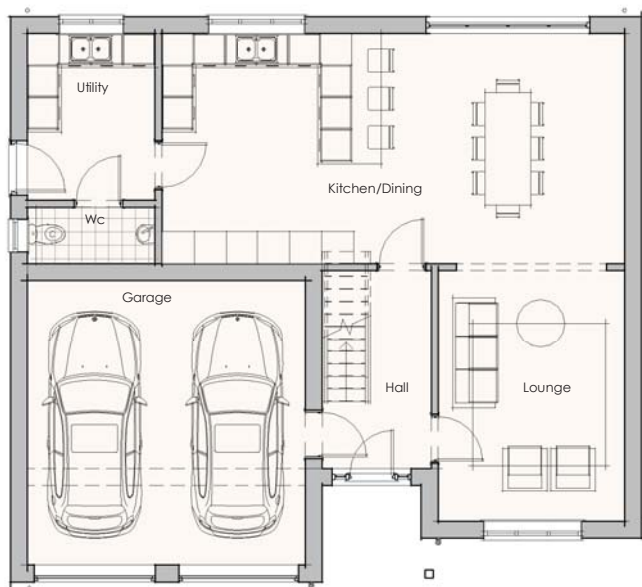
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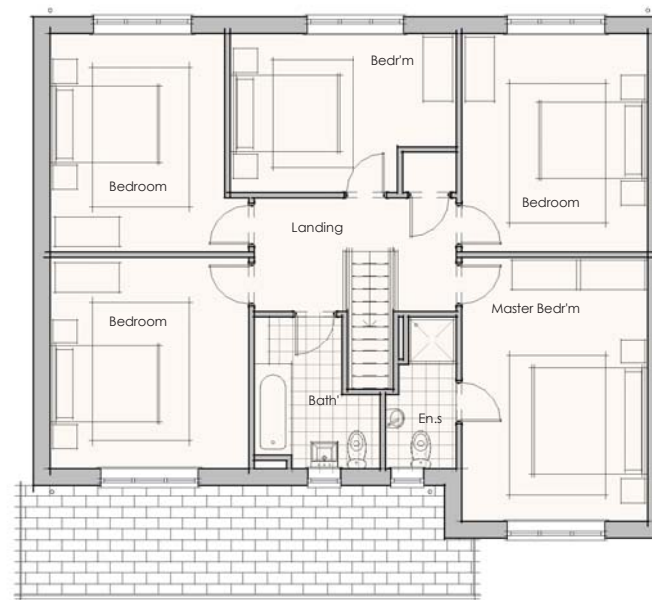
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A	Client Amend	26.05.21
B	Client Amend	28.05.21
C	Planning Sub.	23.09.21



Proposed - Ground Floor Plan

Scale: 1 : 100



Proposed - First Floor Plan

Scale: 1 : 100

Scheme Title:
Llys Heulog, Cyffiliog - Plot 3
Drawing Reference:
Proposed Floor Plans

Scale @ A3: **1 : 100**
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Project Number: **6082 PL-03-101** Drawing Number: **PL-03-101** Revision: **C**

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Front View

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Rev:	Description:	Date:
X	Design Amend.	13.09.21
A	Bedroom	21.09.21

Scheme Title:
**Llys Heulog, Cyffiliog -
Plot 4 & 6**
Drawing Reference:
Concept Image

Scale @ A3:
Drawn by: **RAL**
Checked by: **MOH**

Project Number: **6082** Drawing Number: **PL-04-601** Revision: **A**

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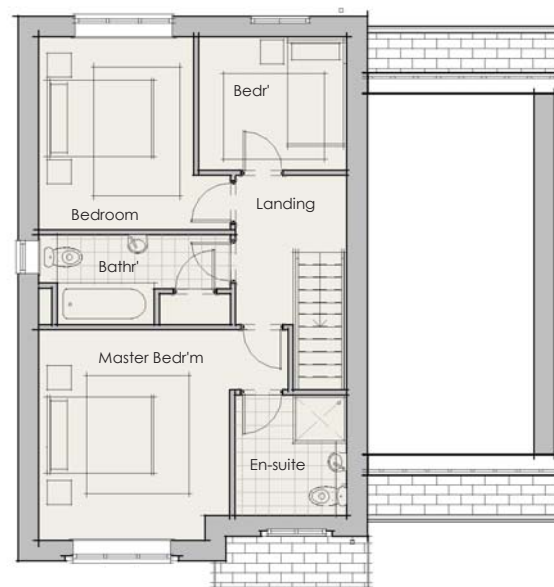
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Rev:	Description:	Date:
X	First Issue	21.06.21
A	Design Amend.	13.09.21
B	Bedroom	21.09.21



Proposed Ground Floor Plan

Scale: 1 : 100



Proposed First Floor Plan

Scale: 1 : 100

Scheme Title:
**Llys Heulog, Cyffiliog -
Plot 4 & 6**
Drawing Reference:
Proposed Floor Plans

Scale @ A3: **1 : 100**
Drawn by: **RAL**
Checked by: **MOH**

Project Number: **6082 PL-04-101**
Drawing Number: **PL-04-101**
Revision: **B**



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Rev:	Description:	Date:
X	First Issue	13.09.21
A	Second Fl.	21.09.21
B	Planning Sub.	23.09.21
C	Client Amend	23.09.21

Scheme Title:
Llys Heulog, Cyffiliog-Plot '7'
Drawing Reference:
Concept Image

Scale @ A3:
Drawn by: **RAL**
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Project Number: **6082 PL-07-601** Drawing Number: **C** Revision:

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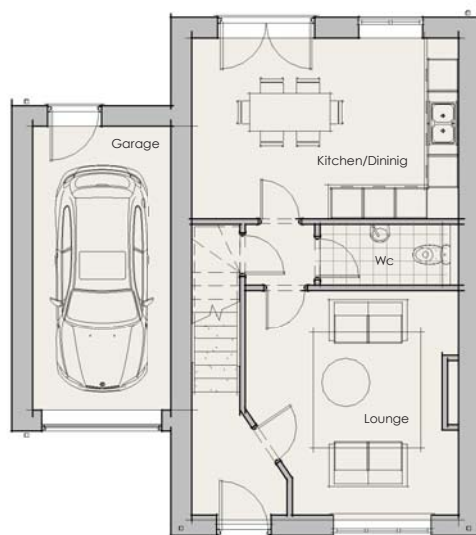
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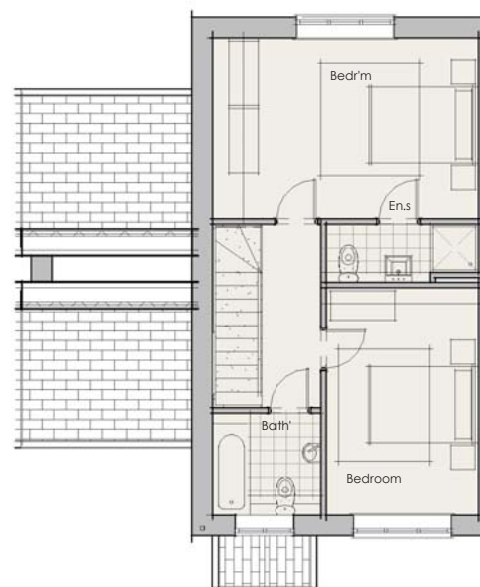
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X	First Issue	13.09.21
A	Second Fl.	21.09.21
B	Planning Sub.	23.09.21
C	Client Amend	23.09.21



Proposed Ground Floor Plan

Scale: 1 : 100



Proposed First Floor Plan

Scale: 1 : 100

Scheme Title:
Llys Heulog, Cyffiliog-Plot '7'
Drawing Reference:
Proposed Floor Plans

Scale @ A3: **1 : 100**
Drawn by: **RAL**
Checked by: **MOH**

Project Number: **6082 PL-07-101** Drawing Number: **PL-07-101** Revision: **C**

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- | Rev. | Description | Date |
|------|---------------|----------|
| X | First Issue | 13.09.21 |
| A | Client Amend | 22.09.21 |
| B | Planning Sub. | 23.09.21 |
| C | Client Amend | 24.09.21 |

Plot Numbers	Bedrooms
Plot 01	4 Beds
Plot 02	5 Beds
Plot 03	5 Beds
Plot 04	3 Beds
Plot 05	3 Beds
Plot 06	3 beds
Plot 07	2 Beds

Scheme Title:
Ulys Heulog, Cyffiliog

Drawing Reference:
Proposed Site Plan

Scale @ A1: 1 : 200
 Drawn by: RAL
 Checked by: MOH

Project Number: 6082 PL-00-001
 Drawing Number: C
 Revision: C

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Proposed Site Plan
 Scale: 1 : 200

Eitem Agenda / Agenda Item 5



Eitem Agenda / Agenda Item 5



Eitem Agenda / Agenda Item 5



Eitem Agenda / Agenda Item 5



Eitem Agenda / Agenda Item 5



WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER(S): Cllr Joseph Welch

APPLICATION NO: 14/2019/1009/ PR

PROPOSAL: Details of the appearance, landscaping, layout and scale of 7 no. dwellings submitted in accordance with condition no. 1 of outline permission code no. 14/2019/0233 (Reserved Matters application)

LOCATION: Land Adjacent to Llys Heulog Cyffylliog Ruthin LL15 2DW

APPLICANT: Mr Robert Sheppard Robert Sheppard Construction Ltd.

CONSTRAINTS: None

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

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

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

CONSULTATION RESPONSES:

CYFFYLLIOG COMMUNITY COUNCIL:

“Cyffylliog Community Council has no objections to the above planning applications and plans”.

DWR CYMRU / WELSH WATER:

No objections subject to a condition being imposed to agree the details of the foul drainage system to be further agreed.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Strategic Housing & Policy Officer

Responded informally that five 4 bedroom dwellings would not be acceptable in terms of providing a reasonable housing mix on the site.

RE-CONSULTATION RESPONSES (IF RELEVANT)

CYFFYLLIOG COMMUNITY COUNCIL:

“Cyffylliog Community Council objects to the amended plans/additional information in relation to the subject planning application and plans for the following reasons:-

- 1: The proposals have significantly expanded since we last looked at the original planning application.
2. Cyffylliog village can barely cope with the amount of traffic as it is. At the narrow points (coming up the hill from the pub) and the narrow way just after Maes y Delyn and before Colomendy, significantly extra cars will add more traffic to the village. There are no passing points.
3. There is no provision for social housing - and it seems certainly no affordable housing - both of which are needed in the village. We need to have a balanced housing market in the village.
4. The vast expansion of houses and the use of the entire field.

5. Denbighshire County Council should note the objections of Dwr Cymru.
6. The infrastructure of Cyffylliog village is not suited to the huge expansion of houses. They cannot cope.
7. The revised planning application includes an additional two dwellings from five to seven which should not be allowed.”

DWR CYMRU / WELSH WATER:

No objections subject to a condition being imposed to agree the details of the foul drainage system to be further agreed.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Strategic Housing & Policy Officer

Has not raised an objection to the revised mix and density.

RESPONSE TO PUBLICITY:

Comment – neither support nor object

Representations received from:

Jane Morris, 3 Colomendy, Cyffylliog

Summary of planning based representations:

The impact on highway safety needs to be taken into account.

In support

None

EXPIRY DATE OF APPLICATION: 16/03/2020

EXTENSION OF TIME AGREED: 12/11/2021

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations
- delay in receipt of key consultation response(s)
- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is seeking approval for reserved matters of appearance, landscaping, layout and scale of 7 dwellings submitted in accordance with Condition 1 on outline planning permission ref. 14/2019/0233 on land adjacent to Llys Heulog, Cyffylliog.
- 1.1.2 Outline planning permission was granted by the Planning Committee in July 2019 for the development of 0.48 hectares of land for residential development. The application was made in outline form with only access submitted for consideration.
- 1.1.3 The main elements of the proposal are:
 - The erection of 7 detached dwellings comprising a mix of:
1 no. 2 bed houses

- 3 no. 3 bed houses
- 1 no. 4 bed houses
- 2 no. 5 bed houses

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

1.2 Other relevant information/supporting documents in the application

1.2.1 None.

1.3 Description of site and surroundings

1.3.1 The site is located on the south western edge of Cyffylliog. It is accessed via a gated field entrance that runs between the dwellings Bryn Hedd and Llys Heulog.

1.3.2 The site is currently used as pasture land for sheep. The site slopes down from south to north.

1.3.3 Existing dwellings surround the site on the southern and eastern boundaries, whilst to the west and north are open fields.

1.3.4 Site boundaries are mature hedges along the south western, south eastern and north eastern perimeters, whilst there is mature woodland to the north western side.

1.4 Relevant planning constraints/considerations

1.4.1 The site is an allocated site in the adopted Local Development Plan.

1.5 Relevant planning history

1.5.1 Outline planning permission was granted by the Planning Committee in 2019 for the development of this site for residential purposes. At that time only the access was approved, with all other matters being reserved matters. The outline permission restricted the site to being for no fewer than 5 dwellings, and no more than 7 dwellings.

1.6 Developments/changes since the original submission

1.6.1 The application to approve the reserved matters was initially submitted for 5no. 4 bed dwellings. Planning Officers considered that this proposed mix was not appropriate given the suggested housing mix within the Local Housing Market Assessment. The applicants amended the proposal accordingly to try and better reflect the suggested housing mix. As a result the number of dwellings proposed increased from 5 to 7.

1.7 Other relevant background information

1.7.1 There have been concerns raised previously relating to the location of a 3" water main crossing the site. This has been investigated by the applicants in conjunction with officers from Dwr Cymru Welsh Water (DCWW). DCWW have advised that the applicant will be applying to divert the water main, a process which sits outside of the planning process.

2. DETAILS OF PLANNING HISTORY:

2.1 14/2019/0233/ PO Development of 0.48ha of land for residential purposes (outline application including access). GRANTED by Planning Committee 17th July 2019

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

Local Policy/Guidance

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Access For All

Supplementary Planning Guidance Note: Affordable Housing

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning Obligations

Supplementary Planning Guidance Note: Recreational Public Open Space

Supplementary Planning Guidance Note: Residential Development

Supplementary Planning Guidance Note: Residential Development Design Guide

Supplementary Planning Guidance Note: Residential Space Standards

Supplementary Planning Guidance Note: Trees & Landscaping

Government Policy / Guidance

Planning Policy Wales (Edition 11) February 2021

Development Control Manual November 2016

Future Wales – The National Plan 2040

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 12 Design (2016)

TAN 16 Sport, Recreation and Open Space (2009)

TAN 18 Transport (2007)

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 11 (February 2021) and other relevant legislation.

Denbighshire County Council declared a climate change and ecological emergency in July 2019. In October 2020 the Council approved an amendment of its Constitution so that all decisions of the Council now have regard to tackling climate and ecological change as well as having regard

to the sustainable development principles and the well-being of future generations.

The Council aims to become a Net Carbon Zero Council and an Ecologically Positive Council by 31 March 2030. Its goal and priorities are set out in its Climate and Ecological Change Strategy 2021/22 to 2029/30. The actions, projects and priorities in the Strategy directly relate to council owned and controlled assets and services. One priority of the Strategy is to promote the existing policies within the Local Development Plan (LDP) 2006 to 2021 and Supplementary Planning Guidance (SPG) which contribute to environmentally responsible development. In preparing these reports to determine planning applications we therefore highlight the LDP 2006 to 2021 and appropriate SPG. Applications that are determined in accordance with the LDP 2006 to 2021 are environmentally responsible developments.

Planning applications are assessed in accordance with statutory requirements including The Environment (Wales) Act 2016, national policy (Future Wales, PPW 11) and local policy (LDP 2006 to 2021) and therefore they are assessed with regard to tackling climate and ecological change which is a material consideration.

The following paragraphs in Section 4 of the report therefore refer to all statutory requirements, policies and 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 Appearance
- 4.1.3 Landscaping
- 4.1.4 Layout
- 4.1.5 Scale

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 located within the development boundary of Cyffylliog and is an allocated housing site.

The principle of residential development has been established through the grant of outline permission in 2019 and is therefore not for deliberation at this stage.

With respect to the comments of the Community Council, the matters they have raised relate primarily to the principle and density of the proposal. These are matters that cannot be considered at this stage given the existence of outline planning permission to develop the site by way of a maximum number of 7 dwellings. The site area is the same as previously approved under the outline permission.

It is therefore suggested that the determination of this reserved matters application should rest on the acceptability or otherwise of the details presented, and in terms of the local impacts of the proposal.

4.2.2 Appearance

“Appearance” means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour

and texture.

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.

No objections have been raised in relation to the appearance of the dwellings.

In terms of design detailing for the new dwellings, the proposals involve use of several different house types with pitched tiled roofs of a relatively similar scale utilising materials of brickwork and slate. Development in the surrounding area is very mixed in terms of design and house types.

The details proposed in relation to the appearance of the proposed dwellings is not considered to be unacceptable and are unlikely to result in a detrimental impact on the character of the surrounding area.

4.2.3 Landscaping

“Landscaping” in relation to a site or any part of a site for which outline planning permission has been granted to, as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes:

- (a) screening by fences, walls or other means;
- (b) the planting of trees hedges, shrubs or grass;
- (c) the formation of banks, terraces or other earthworks;
- (d) the layout out or provision of gardens, courts, squares, water features, sculpture or public art; and
- (e) the provision of other amenity features.

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.

No concerns have been raised specifically in relation to landscaping issues.

In relation to soft landscaping, detailed proposals have been provided for each plot and the spaces around the properties with planting specifications.

In relation to hard landscaping all properties and parking areas would be paved with rear gardens provided with grass and patio areas of buff coloured slabs. A range of native species trees are proposed around the site.

All hard and soft landscaping details proposed are considered acceptable and appropriate for the area to soften the visual appearance of the development, to protect the amenities of existing residents and provide a sufficient level of amenity for future occupiers of the proposed dwellings.

It is therefore considered that the landscaping of the development would be respectful of the location and complies with the relevant planning policy.

4.2.4 Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to building and spaces outside the development.

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.

No concerns have been raised regarding the layout of the site.

The proposal is for 7 detached dwellings, each with parking to the front, a small area of garden to the front and rear gardens. All of the properties exceed minimum floor-space standards contained within SPG guidance and all properties are provided with rear garden spaces in excess of 40 square metres or 70 square metres for the larger properties, in compliance with SPG guidance.

In relation to spacing and separation distances between proposed dwellings and existing dwellings to the east of the site, the development proposals meet or exceed the standards set out within SPG guidance.

The layout of the site is considered to be respectful to the character of the area and complies with Council policies and guidance. It is therefore considered that the layout of the development does not raise any planning policy concerns.

4.2.5 Scale

“Scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

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.

In relation to surrounding development, overall it is considered that the submitted detail demonstrates an acceptable scale of development which is in keeping with the character of the area. It is therefore considered that the scale of the development would be respectful of the location.

Other matters

Affordable Housing:

Condition 12 on the outline planning permission requires approval of the affordable

housing arrangements. This application confirms that the site will be developed by way of 7 dwellings. Further details of the affordable housing provision can now be secured by a Section 106 legal agreement. At this time the developers have confirmed they will enter into such an agreement. This process is running parallel to the determination of this application, but is not a part of determining the application.

Open Space:

Condition 13 on the outline planning permission requires approval of the open space arrangements. This application confirms that the site will be developed by way of 7 dwellings. Further details of the open space contribution can now be secured by a Section 106 legal agreement. At this time the developers have confirmed they will enter into such an agreement. This process is running parallel to the determination of this application, but is not a part of determining the application.

Highways:

In response to the comments received in relation to the impact on highway safety, Officers would like to stress that the impact on highway safety was assessed as part of the Outline Application. It was determined at that time that the access and increase in vehicle numbers from up to 7 dwellings would be acceptable. This matter has therefore already been assessed and determined. It does not form part of this application.

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 reserved matters details of appearance, landscaping, layout and scale of 7 dwellings are considered acceptable with no adverse impacts on visual or residential amenity.

RECOMMENDATION: APPROVE- subject to the following conditions:-

1. 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) Plot 1 - Proposed Floor Plans (Drawing No. PL-01-101 Rev. B) received 21 October 2021
 - (ii) Plot 1 - Proposed Elevations (Drawing No. PL-01-201 Rev. A) received 21 October 2021
 - (iii) Plot 1 - Proposed Elevations (Drawing No. PL-01-202 Rev. A) received 21 October 2021
 - (iv) Plot 1 - Concept Image (Drawing No. PL-01-601 Rev. A) received 21 October 2021
 - (v) Plot 2 - Proposed Floor Plans (Drawing No. PL-02-101 Rev. C) received 21 October 2021
 - (vi) Plot 2 - Proposed Elevations (Drawing No. PL-02-201 Rev. B) received 21 October 2021
 - (vii) Plot 2 - Proposed Elevations (Drawing No. PL-02-202 Rev. C) received 21 October 2021
 - (viii) Plot 2 - Concept Image (Drawing No. PL-02-601 Rev. C) received 21 October 2021
 - (ix) Plot 3 - Proposed Floor Plans (Drawing No. PL-03-101 Rev. C) received 21 October 2021

(x) Plot 3 - Proposed Elevations (Drawing No. PL-03-201 Rev. B) received 21 October 2021
(xi) Plot 3 - Proposed Elevations (Drawing No. PL-03-202 Rev. C) received 21 October 2021
(xii) Plot 3 - Concept Image (Drawing No. PL-03-601 Rev. C) received 21 October 2021
(xiii) Plot 4 & 6 - Proposed Floor Plans (Drawing No. PL-04-101 Rev. B) received 21 October 2021
(xiv) Plot 4 & 6 - Proposed Elevations (Drawing No. PL-04-201 Rev. B) received 21 October 2021
(xv) Plot 4 & 6 - Proposed Elevations (Drawing No. PL-04-202 Rev. B) received 21 October 2021
(xvi) Plot 4 & 6 - Concept Image (Drawing No. PL-04-601 Rev. A) received 21 October 2021
(xvii) Plot 5 - Proposed Floor Plans (Drawing No. PL-05-101 Rev. B) received 21 October 2021
(xviii) Plot 5 - Proposed Elevations (Drawing No. PL-05-201 Rev. B) received 21 October 2021
(xix) Plot 5 - Proposed Elevations (Drawing No. PL-05-202 Rev. B) received 21 October 2021
(xx) Plot 5 - Concept Image (Drawing No. PL-05-601 Rev. A) received 21 October 2021 (xxi) Plot 7 - Proposed Floor Plans (Drawing No. PL-07-101 Rev. C) received 21 October 2021
(xxii) Plot 7 - Proposed Elevations (Drawing No. PL-07-201 Rev. C) received 21 October 2021
(xxiii) Plot 7 - Proposed Elevations (Drawing No. PL-07-202 Rev. C) received 21 October 2021
(xxiv) Plot 7 - Concept Image (Drawing No. PL-07-601 Rev. C) received 21 October 2021
(xxv) Existing Site Plan (Drawing No. EX-00-001 Rev. A) received 24 September 2021 (xxvi) Proposed Site Plan (Drawing No. PL-00-001 Rev. C) received 21 October 2021 (xxvii) Location plan (Drawing No. A100) received 20 November 2019

2. No development shall commence until a foul drainage scheme for the site has been submitted to and approved in writing by the local planning authority. Thereafter the scheme shall be implemented in accordance with the approved details prior to the occupation of the development and no further foul water shall be allowed to connect directly or indirectly with the public sewerage system.

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 prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.