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47/2020/0593

Scale: 1:5000

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NOTES:
 Visibility splay to be 90.00m in each direction with a 2.4m set back. New vehicular access to be surfaced with tarmacadam for at least 10.00m into site.

	New native edge	
	New tree planting	
	Nature Trail	
	Bin Compound	
	Meadow Grass Wildlife corridor	
	3.0m x 4.2m Pod	7 No. 1 Bed Units
	5.0m x 5.7m Chalet	23 No. 2 Bed Units
	7.1m x 8.6m Chalet	7 No. 3 Bed Units
	8.5m x 12.0m Chalet	7 No. 4 Bed Units
	10.1m x 14.1m Bunkhouse	1 No. 24 Bed Unit

To Rhudlan

86.0 x 2.4m Visibility Splay

Existing hedge and fence to be grubbed up and replaced with new hedge and fence

Existing tree to be felled

Existing vehicular access point to be relocated to improve visibility splays

Existing tree to be felled

86.0 x 2.4m Visibility Splay

- REVISIONS:**
- B. 23/09/2019
TCPlan added.
Chalet positions revised to take account of TCPlan.
Chalet type make-up revised.
 - C. 27/09/2019
Habitat Plan added.
 - D. 05/11/2019
Chalet types and numbers amended.
Surface water holding pond and swales added.
Electric car charging points and bicycle racks added.
Vehicular access and access road width amended.
 - E. 10/12/2019
Balancing pond and Pods relocated.
New Amenity Building added.
Landscaping around pond amended.
 - F. 20/02/2020
Visibility splay dimensions amended.
Parking arrangements amended.
 - G. 30/04/2020
Path around wildlife pond omitted.
Car parking and turning head amended.
Wildlife pond added to south east corner.

Site Layout Plan

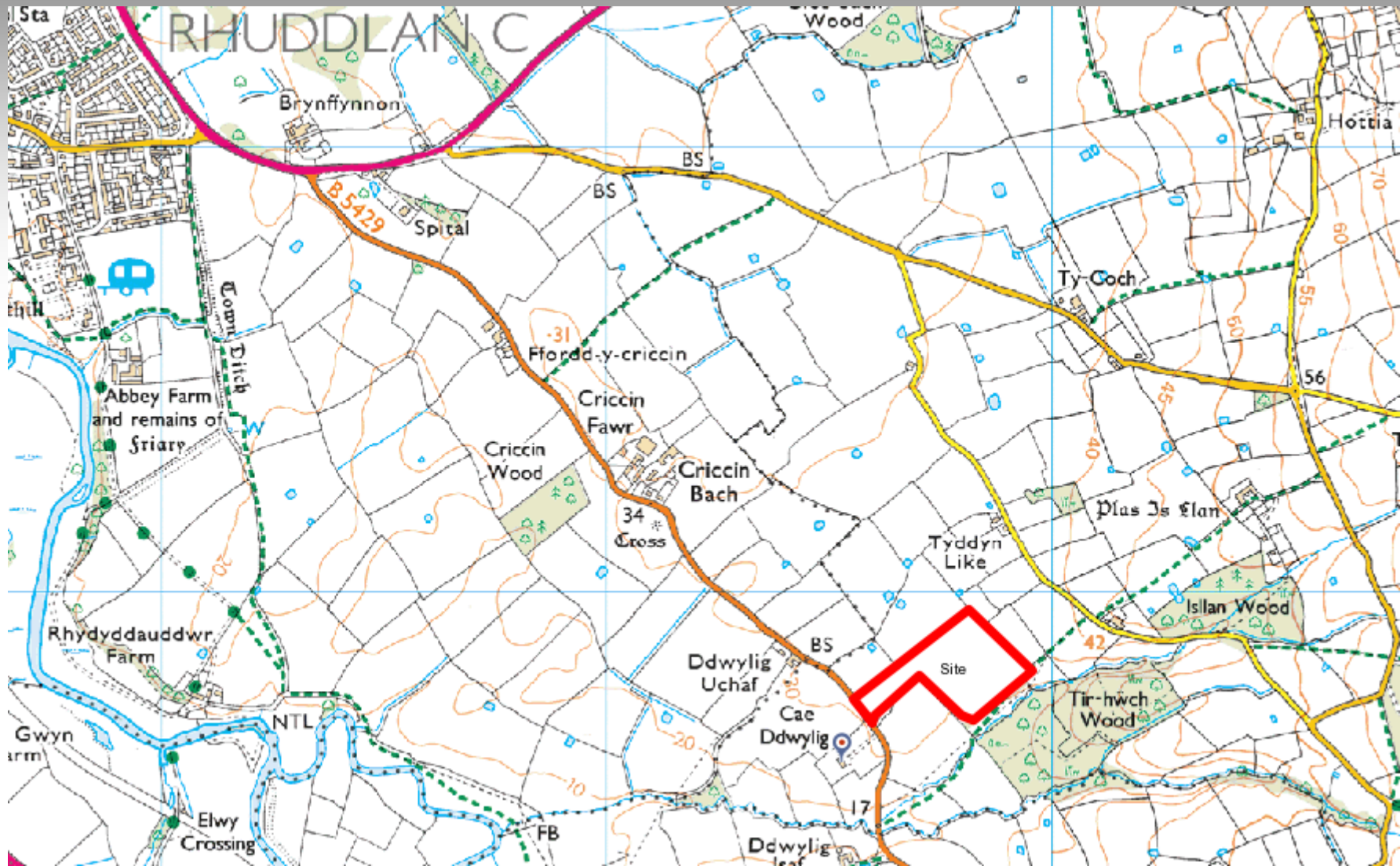
PLANSKAPE ARCHITECTURAL DESIGN CONSULTANTS
 LYCHGATE HOUSE, 1 ST MATYS COURT, WHITFORD, FLINTSHIRE, CH8 9AG

Drawing Title: PROPOSED CHALET PARK LAND AT FORMER RHYL RUGBY CLUB WAEN, RHUDDLAN.		Client: MR W. WARD	
Drawing Ref: W.1438	Drawing No: 6	Revision: G	
Scale: 1: 500 @ A0		Date: 20 MAR. 2019	



VISUAL IMPRESSION OF SITE ACCESS AND BUNKHOUSE

Eitem Agenda 10 / Agenda Item 10



Location plan

Eitem Agenda 10 / Agenda Item 10



View from along highway (google streetmap)

Eitem Agenda 10 / Agenda Item 10



View along highway to the north

Eitem Agenda 10 / Agenda Item 10



View along the highway to south

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Site access

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Site of proposed bunkhouse

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Drive leading to playing fields

Eitem Agenda 10 / Agenda Item 10



View from drive
Leading to existing
Buildings and playing
fields

Eitem Agenda 10 / Agenda Item 10



View of existing buildings

Eitem Agenda 10 / Agenda Item 10



View of existing site

Eitem Agenda 10 / Agenda Item 10



View of existing site

Eitem Agenda 10 / Agenda Item 10



View of existing site

Eitem Agenda 10 / Agenda Item 10



View of site boundary

WARD : Tremeirchion

WARD MEMBER(S): Cllr Christine Marston (c)

APPLICATION NO: 47/2020/0593/PF

PROPOSAL: Development of land to form holiday park including the conversion of existing clubhouse to form reception building, erection of new clubhouse building, bunkhouse building, 7 holiday pod accommodation units, 23 two bedroom holiday lodges, 7 three bedroom lodges and 7 four bedroom lodges. Works to existing access, formation of internal pathways, 2 wildlife ponds, parking, landscaping and associated works.

LOCATION: Former Rhyl Rugby Club Waen Road Rhuddlan Rhyl

APPLICANT: Mr Will Ward North Wales Construction Limited

CONSTRAINTS: PROW
Ancient, Semi Natural Woodland

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

CONSULTATION RESPONSES:

TREMERICHION, CWM & WAEN COMMUNITY COUNCIL

“The Community Council objects to this application on the following grounds:-

- it is far too big and over-development of the site.
- the road abutting is inadequate and totally unsuitable for a development of this size
- there are grave concerns that these 'leisure' developments will end up being permanent residences.”

RHUDDLAN TOWN COUNCIL

Whilst it is acknowledged that this development is likely to bring employment to the area and increase footfall in local towns, there is a concern about the sheer size of the development which is not appropriate to scale and location. Under LDP PSE11 & 12, this development does not meet these criteria.

This development will cause a blot on the landscape. Members disagree with NRW report saying that it is not likely to impact on AONB. There is a buffer zone to protect the Clwydian Range and this development is very close to the buffer zone and might even sit on it. Members are of the understating that Local Authorities are pursuing Dark Skies policies. What impact is a development of this scale going to do in such a rural area?

There are concerns over access with regards to traffic on the rural roads from the development into Rhuddlan and Rhuallt. There will be more traffic and possible speeding.”

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY
JOINT ADVISORY COMMITTEE

“Although approximately 1.5km outside the AONB, the Joint Committee considers this proposal to be within the setting of the protected landscape given the scale of development involved and its intervisibility with the higher ground of the AONB to the east. It is disappointing that the

Planning Statement and LVIA accompanying the application fail to give proper consideration to the potential impact on the AONB as a nationally recognised landscape.

This substantial development will permanently change the currently open and undeveloped character of the area and is sporadically located in open countryside distant from any existing settlement or established tourism business. It is also noted that the proposal is not part of an agricultural diversification scheme and involves the loss of high quality agricultural land. In this context, the committee is conscious that there are significant policy objections to a large scale tourism development of this nature in the open countryside which the planning authority will have to weigh in the balance. However, the Joint Committee's remit is to consider the implications of the development for the AONB and, given the distance from the protected landscape, agrees with NRW's conclusion that subject to appropriate landscape mitigation measures the impact on the AONB will not be significant.

The landscaping proposals submitted with the application are acceptable and will help mitigate the impact on the AONB but further detail is required as recommended by NRW, including a long term landscape/woodland management plan. In particular, the Joint Committee would emphasise the need for extensive planting to strengthen the north-west and north-eastern site boundaries which are most visible from the AONB. In this regard, the proposed amenity building appears to be particularly close to the site boundary and the committee would recommend that it should be repositioned further away from the boundary to allow for more substantial planting to enclose the site.

The application documents state that external lighting details are yet to be decided, but the committee would emphasise the need for a sensitively designed minimal lighting scheme which will conserve the AONB's dark sky and nocturnal wildlife. This should be informed by a lighting assessment and plan which should be a condition of any permission. It is noted that a number of the buildings incorporate two storey high areas of glazing which can create light pollution, and the committee would recommend that the lighting assessment should also consider how this can be mitigated, such as the specification of low transmittance tinted glazing designed to reduce light transmission."

NATURAL RESOURCES WALES

Original consultation response:

NRW raised concerns with the proposal and recommended additional information and conditions were required as follows:

Foul Drainage:

Proposal is for foul drainage to dispose into a private sewage system. NRW advised that, as the site is within a publically sewered area, NRW required additional information to be provided:

Requirement 1: Site to be connected to the mains sewerage system or satisfactory evidence to be provided to demonstrate that it is not reasonable to connect to mains.

Protected Species:

NRW advised the development is likely to harm or disturb Great Crested Newts and therefore conditions proposed to secure a site wide Conservation Plan and notes to applicant to advise them of the need to obtain a GCN protected species licence from NRW.

Condition 1: No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority.

Protected landscape:

The site lies within an area of wooded estate vale to the south of Dyserth, 1.5km to the west of the Clwydian Range and Dee Valley Area of Outstanding National Beauty (AONB).

The proposal represents a large tourism development in open countryside that has a traditional farmed character, estate woodlands, with limited-scattered rural settlement. Much of the site would change in character from open grassland to a lodge development within an evolving framework of tree planting.

Elevated open views from the AONB would be possible. Due to viewing distance NRW consider the development would have very limited visual presence within the landscape view of the vale and NRW consider the development is unlikely to cause significant effect on the setting of the AONB.

NRW consider the Landscape Strategy submitted provides a good attention to development integration, visitor experience and improving of native habitats for this rural site and the proposed tree planting would fit well with the characteristic pattern of hedgerow trees that give the area a strong wooded character.

To fully support TAN 12 Design requirements in respect to the AONB and avoid unnecessary contrast and visual intrusion, NRW request the following condition:

Condition 2: No development shall commence until an updated site wide landscape scheme has been submitted to and approved in writing by the Local Planning Authority.

Re-consultation response:

Following submission of additional information to justify the acceptability of a private sewage treatment within a public sewered area, NRW confirm they have no further concerns with regards to this matter, subject to the imposition of an additional condition and note to applicant advising them of permitting requirements:

Condition 3: No development shall commence until a foul drainage scheme (in line with permit requirements) has been submitted to and approved in writing by the Local Planning Authority.

DWR CYMRU / WELSH WATER – no observations to make as the applicant intends utilising a private treatment works.

WALES AND WEST UTILITIES – confirmed there are gas mains in proximity to site, and consent from WWU would be required for any works affecting assets.

WELSH GOVERNMENT TRUNK ROAD AUTHORITY

Original consultation response:

Initially requested additional information on the existing and proposed annual average daily traffic for Junction 28 of the A55 trunk road, to include traffic associated with holiday accommodation, leisure and restaurant facilities proposed.

Re-consultation response:

Following submission of additional information, Trunk Road Authority confirmed no objection.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

- Traffic, Parking and Road Safety

- Highways Officer

Highways Officers have undertaken a detailed assessment of the proposal having regard to the proposed plans and the Transport Statement submitted.

Taking into consideration the capacity of the existing highway network, accessibility, site access and site layout, Highways Officers would see no reason to object to the proposed development subject to appropriate conditional controls to secure the submission of a construction method statement.

County Ecologist -

No objection, subject to conditions being imposed to ensure that there are no negative impacts on protected species or the nature conservation value of the site, and all reasonable steps have been taken to maintain and enhance biodiversity.

Conditions proposed are to ensure compliance with the Ecological Mitigation Scheme, submission of a light spillage scheme and an amphibian friendly water management scheme.

Flood Risk Engineer – Confirmed the surface water drainage would require separate SAB approval.

Strategic Housing & Policy Officer -

National Policy

The proposed site was a rugby club and is not defined as brownfield land according to Planning Policy Wales (PPW). Playing fields are considered suitable for reversion to agricultural land, however reversion to an agricultural use is unlikely if this proposal is permitted.

Soil survey indicates majority of site is Grade 3a, which is considered to be the best and most versatile land. PPW best and most versatile land should only be developed if is fully justified. A tourism report accompanies the application, but it does not appear to evidence the need or demand for holiday accommodation in the proposed location.

The development must provide a net benefit for biodiversity.

PPW It also highlights that sustainable tourism is supported where it can deliver community benefits to the local area but they will need to be sensitive to social distancing measures.

Planning Policy Wales does state it will encourage tourism where it contributes to economic development. The proposed job creation must be balanced against the social and environmental impacts. Paragraph 5.5.2 – 5.5.4 and 5.6 provide further guidance

This is not an established farm or rural business wanting to diversify but it is an application for 44 permanent holiday lodges approximately 4 miles from Rhyl's coastline.

Paragraph 5.5.3 requires rural development to be "sympathetic in nature and scale to the local environment". Paragraph 5.5.4 indicates that the expectation is for holiday accommodation in urban areas. Paragraph 5.6 requires economic development supporting the rural economy to be small and within or adjacent to a settlement boundary.

This application is outside defined settlements and so it must be able to demonstrate that it offers long-term economic gain to the rural and local economy, the agricultural community.

Local Policy

The Council has declared a climate change emergency and has amended its principals of decision making in the Council's Constitution. Planning decisions must therefore be considered having regard to tackling climate and ecological change as well as the sustainable development principles and the well-being of future generations.

Numerous policies apply in part to this application however it does not fit neatly into any of the LDP policies. The policies referred to below are therefore those that need careful consideration.

The applicant has stated that on site facilities will be made available to local community groups. Policy BSC 12 supports the development of community facilities outside development boundaries where they provide an essential facility. Consideration should be given as to whether an essential facility is being provided.

Policy PSE 5 – Rural Economy requires proposals to be appropriate in scale and nature to its location and whether it will help sustain the local community.

It is noted that existing buildings will be repurposed. Existing buildings were single storey whilst the majority of the scheme is for two storey buildings. Consideration of whether this is in keeping with the nature of the location is required.

The current evidence submitted does demonstrate an economic benefit. The benefit however appears to be for the region rather than the immediate surroundings. It is not clear whether the immediate, farming and rural community and economy will greatly benefit or be sustained. The applicant states that they are a North Wales based construction firm which will retain ownership of the site and the business will be managed through a management company. They contend that the business will contribute to the local economy as it will accommodate new visitors who will spend in the area, in shops, pubs and restaurants. Furthermore they do state it will "have a shop with day to day essentials and marketing local produce".

As the holiday accommodation proposed is of a permanent chalet structure they do not meet the definition of a caravan. Nevertheless Policy PSE 12 continues to apply in terms of the site as a holiday accommodation site. The design of the site (services, landscaping and lighting) should meet the guidance set out in the Supplementary Planning Guidance Caravans Chalets and Camping.

Policy PSE 14 states that a proposal will be supported for chalet development in association with outdoor activity tourism if a significant need is demonstrated.

Policies VOE 1 and VOE 2 requires an assessment of the impact of the proposal on the surrounding protected sites and areas. Bodrhyddan Hall is Grade II* and the impact on its setting and historic park and gardens needs to be considered. The landscape assessment indicates that overall there would only be a moderate/minor impact on the local landscape. This assessment should be carefully considered as one major impact is noted.

Policy VOE 5 requires consideration whether the overall benefits of the development outweigh the conservation interest of the site. As per national policy is there a net benefit for biodiversity and is there a need for this tourism accommodation development?

Summary

Points to consider:

- Is there a need for tourism accommodation in the Waen?
- Is the scale of the proposed development appropriate for its location?
- Do the ecological impacts result in a net benefit for biodiversity?
- Is outdoor activity tourism is supported?
- Will it benefit the immediate local, rural and agricultural community? Is the provision of a community facility and a shop selling local produce sufficient to sustain the rural, agricultural economy?
- Does the application assist in tackling climate and ecological change?

In assessing the proposal a balance needs to be addressed where the development is of benefit to encouraging tourism activities that benefit the local economy, whilst protecting the character of the countryside and surrounding landscape, as well as protected species and the natural environment.

Occupancy conditions must be applied to the permission if it is granted.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

John Stephen Williams, Tyddyn Lyke, Rhuddlan
Leigh Dowdeswell, Maison Charlotte, Waen Road, Rhuddlan
Sophie Edwards, Tan Llan Farm, Cwm, Waen
Lucy Edwards, Tan Llan Farm, Cwm, Waen
Peter Chalinor, Kuredu Barn, Waen Road, Waen
Gareth Edwards, Tan Llan Farm, Cwm
Nicola Cummings, Ddwylig Isaf Farmhouse, Waen Rd., Rhuddlan
Deirdre and David Williams, Criccin Fawr, Waen Road, Rhuddlan
Bryan Williams, Rhydyddauddwr Farm, Abbey Road, Rhuddlan
Hayley Reece, Criccin Bach, Waen Road, Rhuddlan
David Earnshaw, Siabod, 91 Cwm Road, Dyserth

Lowri Evans, Ty Coch, Waen
Iwan Evans, Tysgubor y Cwm, Cwm Road, Dyserth
Richard Owen, Merllyn, The Waen, Rhualt
David Seager, Ty Gwyn, Cwm, Rhuddlan
Robert C Holmes, Cae Ddwylig, Waen Road, Rhuddlan
Ian Papworth, Ty'r Felin, Cwm Road, Dyserth
Iwan Evans, Ysgubor y Cwm, Cwm Road, Dyserth

Principle

- Contrary to LDP – PSE12 states no new caravan sites will be permitted.
- Loss of high quality agricultural land
- Concern it may become residential occupation in future
- No benefit to local community
- Onsite facilities will mean site is self-sufficient
- Many existing holiday parks in area, some are under-used or rundown & there's a consented scheme close to the site (Oakleigh House) – no need for additional holiday accommodation developments in this part of the County.
- Would not enhance the local area
- Brownfield sites should be developed before greenfield sites.
- Large scale development proposed is not necessary or sustainable.

Visual amenity / landscape character

- Site is in open countryside and unrelated to any settlement
- Overdevelopment
- Urban development not appropriate in rural location
- Out of proportion and character with the rural setting.
- Detrimental impact on landscape character
- Plans are incongruous in terms of size and scale to the surrounding area.
- Light pollution from site would have adverse impact on AONB dark skies.
- Adverse impact on views from AONB / along Offas Dyke trail.
- The scale of this development is far too large for the location in the Vale of Clwyd

Highway safety / access / sustainable transport

- Road leading to site fast dangerous road with blind spots and is used by farm vehicles / HGVs - not suitable for extra volume of traffic that would be generated by the development.
- Road traffic incidents already occurred along road
- When site was used as rugby club, traffic was horrendous on match days
- Already caravan parks along the road, so this would add to the traffic
- More pedestrians will be walking along road, increased risk to pedestrians
- Transport Statement overstated volume of traffic associated with former rugby club use – big match days / special days were rare, and typical traffic movements to and from site were low.
- No regular bus service and not close to existing settlements - proposal would be dependent on car based traffic.
- If facilities onsite open to the public / local community, local visitors would also be dependent on car travel.
- Increased traffic would have adverse impact on cyclists and pedestrians

Residential amenity:

- Unacceptable noise in rural community would destroy peace and quiet / detrimental impact on local residents' health and wellbeing.

Impact on neighbouring farms:

- Surrounding fields are in agricultural use and concern livestock would be unsettled by noise and disturbance from the development / increase use of footpaths which cross the fields
- Proposal would be dog friendly - concern dogs may spook or harm sheep and cattle.

- Site is located in a working country environment and not an urban playground - the neighbouring fields have pheasant shoots during the Winter and inevitably would cause concern for guests.
- Stock are fed silage in feeders near to the borders and guests may complaint about smells.
- Increased traffic using roads would make it more difficult for farm vehicles to maneuverer & to move sheep & cattle across the road.

Community impact:

- Scale of development would have an adverse impact on community and change character of area
- No direct benefit to local community.

Ecology

- Reports state site has high ecological value – whilst mitigation is proposed, disturbance from human presence would still occur.
- Adverse impact on wildlife / protected species
- Concern that dogs staying onsite would kill livestock and wild animals.
- Construction disturbance would adversely impact on wildlife

Drainage

- Large development should not rely on private treatment plant, it should connect to the public sewer.
- The site lies on heavy clay and is subject to severe ponding.
- How will the treatment plant deal with the large amount of water discharged from the development and swimming pool and treat the chlorine discharge.
- Any failure in the private treatment system would result in pollution of watercourses which feed into River Clwyd
- Detailed surface water drainage scheme not provided

Other matters:

- Letter from Richard Greenwood submitted as a supporting document refers to financial benefits to the rugby club and infers the Council has already agreed the scheme is acceptable – concern that the Council / Planning Committee may have pre-determined the application.
- Wider consultation should have been carried out.

EXTENSION OF TIME AGREED? 14/04/2021

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The proposal is for a holiday park development at the former Rhyl Rugby club grounds, which comprises the conversion of the existing former clubhouse into a reception building with café and site shop, erection of a new clubhouse building to accommodate a restaurant, bar and swimming pool, gym and sauna / spa, erection of a two-storey 24 bed bunkhouse building, 44 holiday lodges, works to existing vehicular access, parking, landscaping and associated works.
- 1.1.2 The lodges and clubhouses are sited within the existing playing field curtilage, with the two-storey bunkhouse located adjacent to the vehicular access along the public highway.

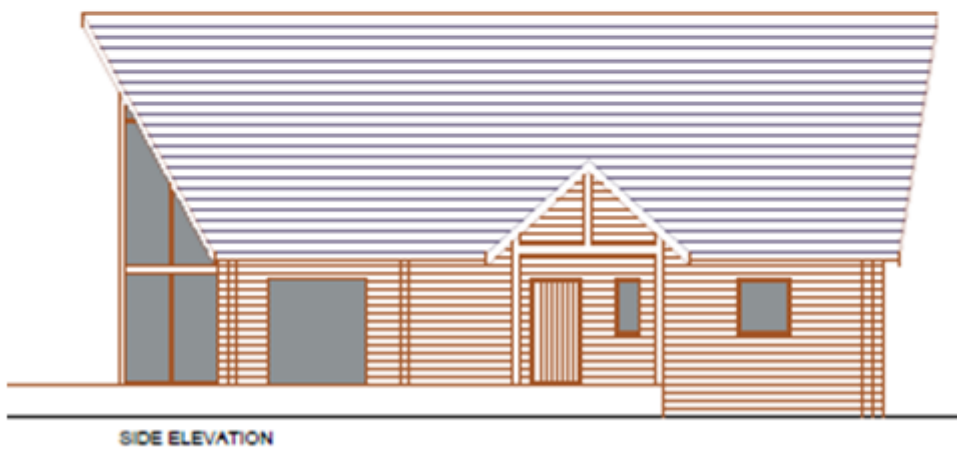
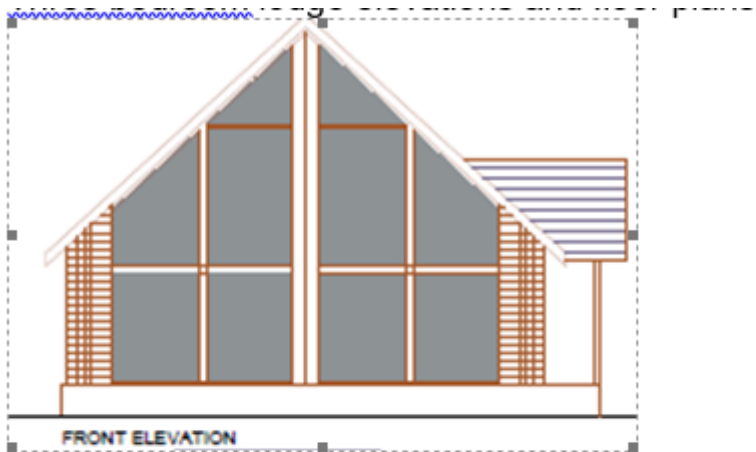
1.1.3 The existing vehicular access is proposed to be realigned to improve visibility and new internal access roads, footpaths and parking areas are proposed throughout the site.

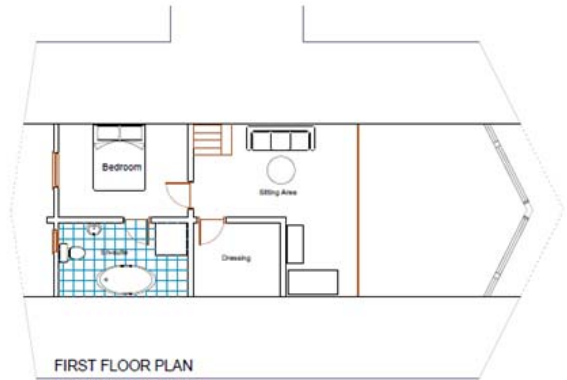
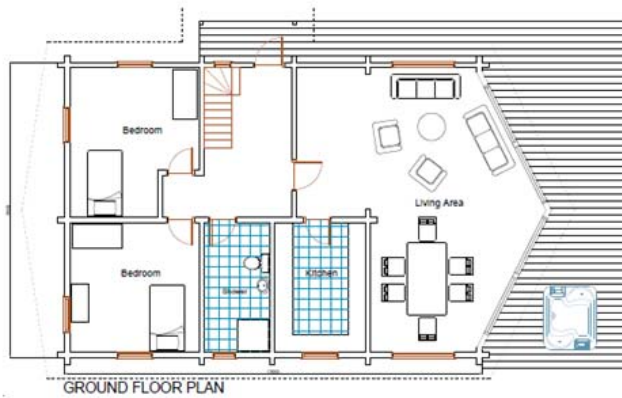
1.1.4 The 44 lodges are of varying sizes including:

- 7 four bedroom lodges
- 7 three bedroom lodges
- 23 two bedroom lodges
- 7 one bedroom 'pods'

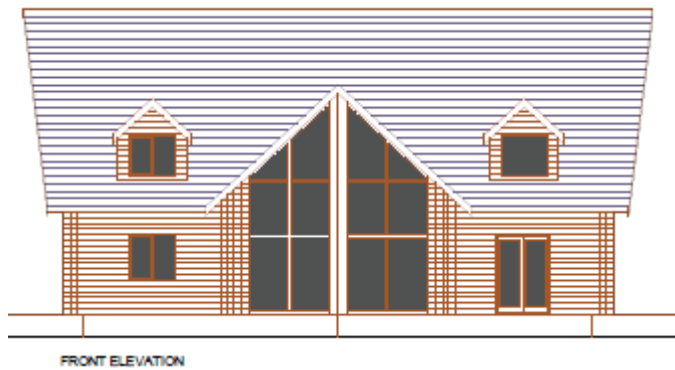
1.1.5 The two, three and four storey lodges are of similar design with timber walls, with deep pitched slate roof with double height glazing to the front elevation and accommodation arranged over two floors, with outdoor decking. The pods are small single storey timber units with a domed roof.

Three bedroom lodge elevations and floor plans:





- 1.1.6 The bunkhouse would also have timber walls and slate roof and would accommodate 24 guests, with two double bedrooms and two dormitory bedrooms, kitchen, seating and bathroom facilities.



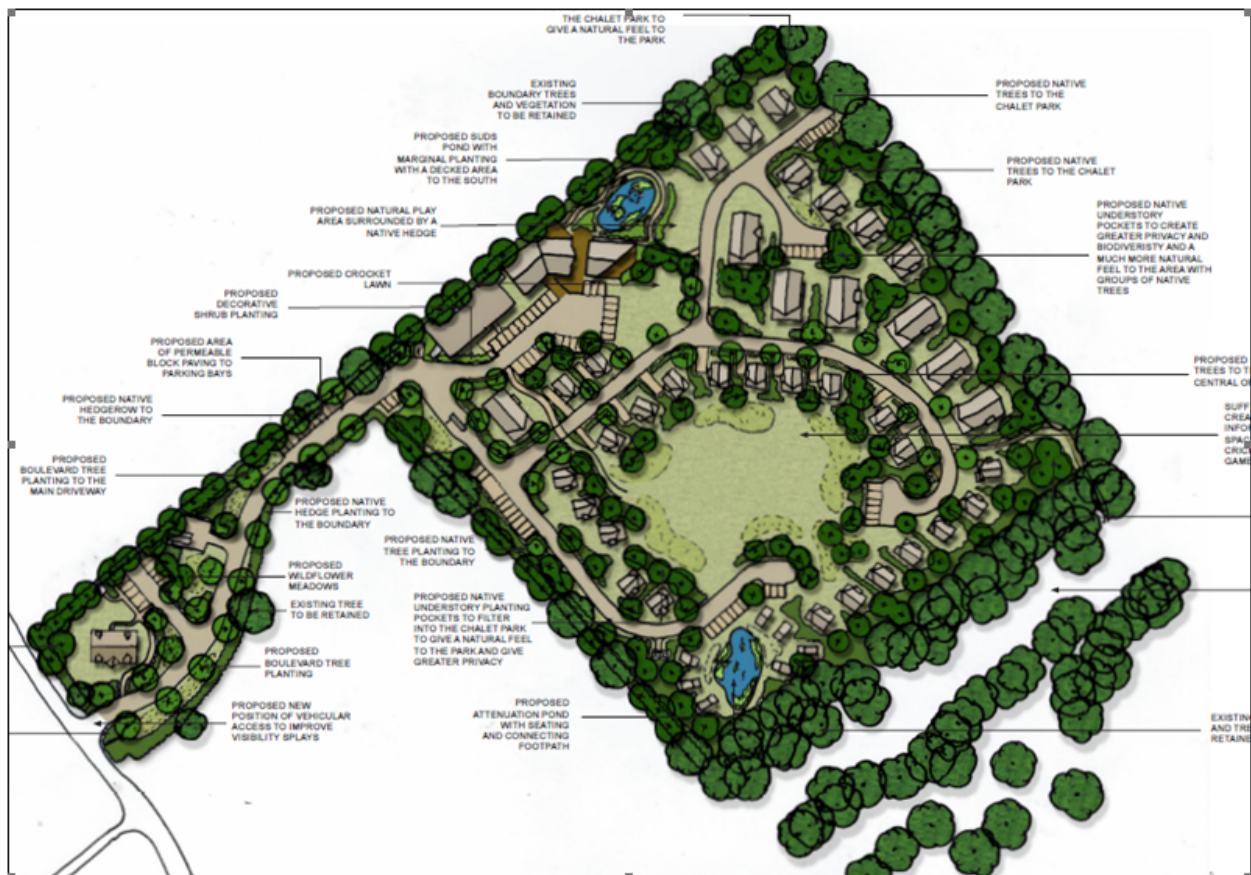
- 1.1.7 The proposed new two storey clubhouse building would accommodate a restaurant, bar and swimming pool, gym and spa. Walls would be rendered with stone cladding and slate pitched roof.



1.1.8 Foul drainage is proposed to discharge to a new private treatment plant. SUDS features are proposed to be incorporated within the site and surface water drainage would be attenuated onsite with a combination of swales, storage pond and permeable paving proposed, and surface water would then be discharged into watercourses and ditches at controlled discharge rate.

1.1.9 Existing trees and hedgerow around the site are proposed to be retained and additional planting and landscaping is proposed within the site.

1.1.10 Proposed layout and landscaping plan is below:



1.2 Other relevant information/supporting documents in the application

1.2.1 The application is supported by:

- Landscape and Visual Impact Assessment, Landscape Principles and Landscaping Supporting Information.
- Schedule of External Materials Planning Support Statement, Design and Access Statement and addendum supporting statement email
- Community Linguistics Statement Drainage Strategy
- Preliminary Ecological Appraisal, Habitat Plan, Bat, Badger, GCN and Reptile Statements and Ecological Mitigation Strategy
- Agricultural Land Classification Report PAC Report Tourism Report
- Transport Statement and addendum Technical Notes Tree Condition Survey
- Private sewage plant justification

1.3 Description of site and surroundings

- 1.3.1 The site is a former rugby and football ground situated along Waen Road, approximately 2km to the south east of Rhuddlan.
- 1.3.2 There is an existing clubhouse at the site and the former playing fields are enclosed by existing trees and hedgerows.
- 1.3.3 The site is served by an existing vehicular access and driveway.
- 1.3.4 There are individual dwellings within the locale of the site.



Existing access:



Existing building and approach to playing fields:



View of playing fields:



1.4 Relevant planning constraints/considerations

1.4.1 The site is located outside of any development boundaries as defined by the Local Development Plan (LDP) and is therefore considered to be in open countryside.

1.4.2 A Public Right of Way crosses through the south-eastern boundary of the site, and there a designated Ancient and Semi-Natural Woodland which abuts the site to the south-east.

1.5 Relevant planning history

1.5.1 There are a number of historical planning consents for the site pertaining to the former rugby club use, however none of these are considered to be of relevance to the current proposal.

1.5.2 The site is a former rugby club and therefore land and buildings would fall within a D2 use class.

1.6 Developments/changes since the original submission

1.6.1 Addendum Transport Statement Technical Notes submitted in response to Welsh Government consultation response.

1.6.2 Private Treatment Plant justification submitted in response to NRW comments.

1.6.3 Addendum Supporting Statement submitted which confirmed that the bunkhouse facility is essential to the viability of the scheme and which also indicates that if the Council has concerns regarding the provision of an onsite restaurant and shop, the applicant would be agreeable to conditions to restrict its use to restricting it's use to guests only and has confirmed that the shop would also only offer basic essentials and would not be open to the general public. Similarly, the swimming pool / gym is not intended to be available to the general public, but community use would be offered by invitation only following appropriate local consultation and agreement.

1.7 Other relevant background information

1.7.1 The applicant has confirmed they would be willing to make a reasonable and proportionate contribution towards sustainable modes of transport (for example improvements to public transport, public rights of way, promoting active travel etc.).

2. **DETAILS OF PLANNING HISTORY:**

2.1 None of relevance.

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 BSC12 – Community facilities

Policy PSE4 – Re-use and adaptation of rural buildings in open countryside

Policy PSE5 – Rural economy

Policy PSE11 – Major new tourism developments

Policy PSE12 – Chalet, static and touring caravan and camping sites

Policy PSE14 – Outdoor activity tourism

Policy VOE1 - Key areas of importance

Policy VOE2 – Area of Outstanding Natural Beauty and Area of Outstanding Beauty

Policy VOE5 – Conservation of natural resources

Policy ASA3 – Parking standards

Supplementary Planning Guidance:

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Planning and the Welsh language

Supplementary Planning Guidance Note: Re-use and adaptation of rural buildings

3.2 **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 5 Nature Conservation and Planning (2009)
TAN 6 Planning for Sustainable Rural Communities (2010)
TAN 12 Design (2016)
TAN 13 Tourism (1997)
TAN 16 Sport, Recreation and Open Space (2009)
TAN 20 Planning and the Welsh Language (2017)
WG Circular 008/2018

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.

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 Loss of best and most versatile agricultural land
- 4.1.3 Visual amenity / landscape character
- 4.1.4 Residential amenity
- 4.1.5 Ecology
- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)

4.2 In relation to the main planning considerations:

4.2.1 Principle

The site is located within the open countryside as identified in the Adopted Denbighshire County Council Local Development Plan (LDP) where new development is strictly controlled in the interests of sustainable development and the need to protect and enhance the natural and built heritage of the County. National policy guidance contained within Planning Policy Wales (PPW) restricts new building outside settlement limits unless it is justified as an exception to the policy of restraint. Paragraph 3.37 of PPW 11 states that "*The countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake for its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources*".

PPW states the countryside, in line with sustainability principles, should be conserved and where possible enhanced for its own sake.

In terms of tourism development, PPW Section 5.5.3 states *'In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.'*

PPW Section 5.5.6 states *'Planning authorities should provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity.'*

The most applicable policies within the LDP for holiday accommodation developments are Policy BSC12, PSE 4, PSE 5, PSE11, PSE 12 and PSE 14.

Representations from the Town and Community Council, the AONB Advisory Committee and members of the public have raised concerns relating to the need for the proposal, and the nature of the development on a greenfield site in an open countryside location. The Strategic Planning Officer has also made observations on the principle of the development.

The proposal is for a high quality holiday park development consisting of lodge and pod accommodation and associated facilities including a bunk house, onsite restaurant, swimming pool and other leisure facilities.

The proposal is supported by a Tourism Report which sets out the case that there is an increasing market demand for high quality self-catered accommodation and that the proposal complies with national and local tourism strategies including the Welsh Government Strategy for Tourism 2013-2020, Tourism Strategy for North Wales 2010-2015 and the Denbighshire Economic and Community Ambition Strategy 2013-23.

The Report then sets out a business case in support of the proposal, and it is estimated that the proposal would generate approximately 14 to 17 full time equivalent jobs (excluding bar and catering staff) with a pool of casual labour to handle change-over days (mostly Saturdays and in the summer months). Assuming the park would operate a full capacity, would generate in the region of £1.23 million gross income per annum, and the visitor spend in the local economy is estimated in the region of £1.44 million.

Policy BSC 12 states that proposals for the provision of community facilities will be supported. Whilst the supporting documents indicate the onsite facilities would be made available to the local community, the primary function of the onsite facilities is to serve the holiday accommodation development and on that basis and it is assumed any community use would be based on private agreements with the site operators and not open to any member of the general public. Officers therefore do not consider the proposal comfortably falls within the definition of a community facility, and little weight is afforded to BSC12.

The conversion of the existing buildings on the site would accord with Policy PSE4.

The proposal is for built development, and not a caravan or camping site and therefore Officers consider little weight should be afforded to PSE12. Whilst the proposal is a major development, the proposal is not considered to be of a scale which would be of regional or national importance and therefore PSE11 should also be afforded limited weight. Whilst guests may enjoy outdoor pursuits and visit outdoor

tourism sites within the area, the proposal is not put forward as accommodation to serve a specific outdoor activity tourism offering, and therefore Officers consider limited weight would also be afforded to Policy PSE14.

The proposal would therefore need to be considered against PSE5, which supports tourism and commercial development throughout the County subject to detailed criteria, which requires proposals to be appropriate in scale and nature to its location and an appropriate business case is provided which demonstrates how the proposal will support the local economy to help sustain local rural communities.

Whilst the site is a greenfield site in an open countryside location, Officers would note that the Council has previously accepted tourism accommodation including lodges and other permanent units of holiday accommodation are appropriate forms of development within a rural setting outside of defined development boundaries.

The site was formerly a rugby club grounds and therefore the existing buildings and land would fall within a D2 use class. Given the site's former use, the activity and travel movements that would have been associated with it, and the potential for the land to be brought back into a leisure use without the need for planning permission, Officers consider a holiday park proposal of the nature proposed could be considered to be acceptable in principle.

With the exception of the proposed bunkhouse, the development is largely contained within the former playing fields curtilage which is clearly contained by established trees and hedgerow. Officers therefore consider the scale of the proposal could also be considered to be acceptable in that it is visually contained within a site that has a 'semi-urban' character to it.

Officers therefore consider the proposal could be considered to be appropriate in scale and nature to its location, and would accord with Policy PSE5i).

Whilst the business case contained in the Tourism Report sets out the wider economic benefit to the County and the North Wales region, and confirms it would generate jobs and increase visitor spend in the County, it does not specifically demonstrate a direct link to the local economy to help sustain local rural communities, and therefore Officers would consider the requirements of PSE5iii) have not been fully met. Nevertheless, given the scale of the proposal, Officers consider weight should be apportioned to the wider economic benefits.

The agent has also indicated that they would be happy to accept conditions to restrict the use of the shop and restaurant to guests only should Members have concerns such facilities would compete with existing local shops and food establishments.

The economic benefits of the proposal are therefore acknowledged and would be afforded weight in support of the proposal and the Council has previously accepted tourism accommodation including lodge developments as an acceptable form of development under the terms of Policy PSE5. Having regard to the existing lawful D2 use of the site and that the proposal is limited to the curtilage of the former rugby club grounds and does not encroach into agricultural land which surrounds the site, the principle, on balance, is not considered to be in conflict with Policy PSE5, however the proposal would nevertheless need to be carefully assessed against the relevant policy considerations set out in the remainder of this report.

4.2.2 Loss of best and most versatile agricultural land

Planning Policy Wales (PPW 11) Section 3.58 and 3.59 obliges weight to be given to protecting land of grades 1, 2, and 3a quality in the Agricultural Land Classification (ALC). PPW 11 notes this land is considered to be the best and most versatile and justifies conservation as a finite resource for the future. It indicates that land of this quality should only be developed if there is an overriding need for the development,

and either previously developed land or land of a lower grade is available, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

The AONB Advisory Committee and public representations have been received which raised concerns regarding loss of agricultural land. Strategic Planning Policy Officer has also made observations regarding the loss of the best and most versatile land.

The Agricultural Land Classification Report confirms the majority of the site is 3a land.

However, the site is a former rugby club ground which falls within a D2 use class, and Officers understand the site has operated as a sports club grounds for around 50 years, with active use of the site ending in 2018 when the rugby club relocated to Rhyl.

Whilst the site is not in active agricultural use and hasn't been for over 50 years, it is predominantly a greenfield site and an assessment has to be made regarding the acceptability of the proposal on the best and most versatile land.

Whilst the tourism report accompanying the application makes a case for the strategic policy support for new holiday lodge development in North Wales and the economic benefit to the County and region, there does not appear to be evidence supporting the need or demand for holiday accommodation of the type proposed in this specific location.

Officers would note the majority of the surrounding countryside in the vicinity of the site around Rhuddlan, Dyserth and Waen is also considered to be the best and most versatile, so there is unlikely to be lower grade agricultural land available in the locale of the site, Officers would note that there is no evidence of a sequential assessment being carried out to consider brownfield sites or lower grade land in a wider search area.

Officers therefore conclude that the need for the development in this specific location has not been fully demonstrated and there is some conflict PPW 3.58 and 3.59.

However, the Agricultural Land Classification report submitted with the application states that within a 5 square mile area all land is BMV grade land, with about 10% of this being Grades 1 and 2 and hence the loss of the site amounts to 0.65% loss of BMV land in the immediate area, and the impact would therefore be considered to be low.

Whilst the land is considered to be the best and most versatile land, it has been used as a rugby club for nearly 50 years and therefore site benefits from D2 use, Officers would consider it is unlikely to be brought into agricultural use, which is a factor to be given consideration.

In conclusion, the site is considered to be best and most versatile land and as the need for the proposed development in this specific location has not been fully justified, there is some conflict with the policies listed above. However, the site is not in active agricultural use and is not likely to be brought into agricultural use due to its lawful D2 use, and accordingly Officers consider the small loss of best and most versatile land could be justified in this instance.

4.2.3 Visual amenity / landscape character

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 visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

PPW 11 Section 6.3.3 states '*All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places.*'

Representations from the Community and Town Councils and members of the public have raised concerns on visual amenity and landscape grounds.

NRW have raised no objection to the proposal, subject to landscaping conditions being imposed and the AONB Advisory Committee, when considering the impact on the AONB, advise landscaping and lighting needs to be controlled in the interests of protecting the setting of the protected landscape.

The application is supported by a Landscape and Visual Impact Assessment and a landscaping strategy has been put forward.

The Assessment considers the impact of the proposal on a number of visual receptors and includes an assessment of representative viewpoints. It concludes the main visual changes would occur at viewpoints in relatively close proximity to the application site and this means that the extent of any perception of landscape change would be similarly restricted to the same limited area. The landscape strategy sets out planting and landscaping proposal to mitigate adverse impacts identified in the Assessment.

The site lies within an open countryside location, away from established settlements.

The site lies within an area of wooded estate vale to the south of Dyserth, 1.5km to the west of the Clwydian Range and Dee Valley Area of Outstanding National Beauty (AONB). The proposal represents a large tourism development in open countryside that has a traditional farmed character, estate woodlands, with limited-scattered rural settlement. Much of the site would change in character from open grassland to a lodge development within an evolving framework of tree planting.

NRW have advised the Landscape Strategy considers development integration, visitor experience and improving of native habitats for this rural site. The landscape principles plan presents a good spatial interpretation of this strategy and NRW consider the proposed tree planting would fit well with the characteristic pattern of hedgerow trees that give the area a strong wooded character.

However, to fully support TAN 12 Design requirements in respect to the AONB and avoid unnecessary contrast and visual intrusion, NRW have advised a condition is imposed to require an updated landscape scheme and to control external lighting.

Whilst the site is located in an open countryside and is unrelated to settlements, the site is a former rugby club ground with clearly defined boundaries. Having regard to the views of NRW, the conclusions of the Landscape and Visual Impact Assessment and the proposals set out in the Landscaping Scheme, Officers do not consider the proposal would unacceptable impact upon Landscape Character or Visual Amenity, and subject to conditions being imposed to control details of landscaping, lighting and materials, the proposal is not considered to be out of accord with the policies listed above.

4.2.4 Residential amenity

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 residential amenity impacts of development should therefore be regarded as a potential material consideration

Public representations have been received raising concerns regarding impact on amenity, include noise, light pollution and disturbance.

Representations have also been received from adjoining landowner who farms the surrounding land, who has concerns the proposal would have a detrimental impact on farming practices.

The site is in an open countryside location, and having regard to the separation distances between the proposed lodges and neighbouring properties, the proposal is not considered to give rise to unacceptable impact on amenity of neighbouring properties from overlooking, overbearing impact etc.

The adjoining farmer has raised concerns that a holiday park would adversely impact farming, as it would increase users of footpaths across fields, which would have an adverse impact on cattle and sheep.

Officers would note that no restrictions can be placed on users of public rights or way, and it does not necessarily follow that guests would be disrespectful to the countryside and would not follow the Countryside Code.

Officers do however acknowledge that there is potential for noise and night pollution to affect neighbours and adjoining landowners should guest be allowed late night parties.

Officers consider potential impacts on neighbours and adjoining land owners could be mitigated though conditions requiring a Management Plan to be submitted for approval setting out of the holiday park would be managed. Subject to such a condition being imposes, Officers do not consider the proposal would adversely impact on amenity.

4.2.5 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.

Planning Policy Wales (PPW 11) 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*” (Section 6.4.5). 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 (Section 6.4.4).

Public Representations have raised concerns regarding the impact on wildlife and ecological interests.

NRW and the County Ecology Officer have raised no objection to the proposal, and have advised that ecological interests can be protected through the imposition of conditions.

The application is supported by an Ecology Appraisal, a Mitigation Strategy and species specific statements have been submitted setting out the reasonable avoidance measures to be followed. A Tree Condition Survey has also been carried out.

The Ecological Mitigation Strategy confirms protected species are present on the site, and in particular Great Crested Newts. The Mitigation Strategy sets out avoidance, mitigation, compensation and enhancement measures which should be carried out.

A Condition can be imposed to require a site wide Conservation Plan to be submitted, which should build upon the recommendations of the Mitigations Strategy and contain the detailing specified in NRW and the Ecology Officer response.

Subject to the imposition of conditions, Officers consider the proposal would not adversely impact on ecological interests.

4.2.6 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 a potential material consideration.

Planning Policy Wales (PPW 11) 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*'.

Public representations have raised concerns regarding the proposed drainage. NRW initially objected to the proposed private treatment plant as there is a main sewer within 1.2km of the site.

Following submission of additional information from the applicant setting out why a connection to the mains sewer is not feasible in the instance, NRW have withdrawn their objection to the foul water drainage, subject to conditions being imposed. NRW have also advised the private treatment plant will also require an environmental permit from NRW, and that a grant of planning permission does not guarantee a Permit or exemption will be granted.

Drainage Engineer has confirmed the surface water drainage would require separate SAB approval.

Foul drainage is proposed to discharge to a new private treatment plant. SUDS features are proposed to be incorporated within the site and surface water drainage would be attenuated onsite with a combination of swales, storage pond and permeable paving proposed, and surface water would then be discharged into watercourses and ditches at controlled discharge rate.

The supporting information provided confirms that Welsh Water have advised the distance to the nearest available combined public sewer as approximately 1,350 m north east from the Site, which is greater than the maximum distance that NRW should expect a connection to be made from a proposed development of this size. The connection route would also be almost wholly located through private third-party land comprising farm units, arable land and grazing land. Directing a sewer through 1,350 m of third-party land would result in significant and incommensurate disruption,

which may render a development of such nature unfeasible prior to considering design and construction costs.

Having regard to the supporting information provided and that NRW have now confirmed a private sewage system is now justified, the proposed drainage arrangements are considered acceptable in principle.

Officers would also note that separate regulatory controls would control environmental pollution of ground and water and surface water management, and the planning system should not replicate other consenting regimes.

Subject to a condition being imposed to control the details and siting of the proposed foul water drainage, Officers consider the drainage is considered acceptable.

4.2.7 Highways (including access and parking)

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.

Policy ASA 3 requires adequate parking spaces for cars and bicycles in connection with development proposals, and outlines considerations to be given to factors relevant to the application of standards. These policies reflect general principles set out in Planning Policy Wales (PPW 11) and TAN 18 – Transport, in support of sustainable development.

The Parking Standards in New Developments SPG sets out the maximum parking standards for new developments.

PPW Section 3.12 states “*Good design is about avoiding the creation of car-based developments. It contributes to minimising the need to travel and reliance on the car, whilst maximising opportunities for people to make sustainable and healthy travel choices for their daily journeys. Achieving these objectives requires the selection of sites which can be made easily accessible by sustainable modes as well as incorporating appropriate, safe and sustainable links (including active travel networks) within and between developments using legal agreements where appropriate.*”

PPW Section 3.39 states “*In rural areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable placemaking outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car for local journeys.*”

PPW 4.1.34 states “*In determining planning applications, planning authorities must ensure development proposals, through their design and supporting infrastructure, prioritise provision for access and movement by walking and cycling and, in doing so, maximise their contribution to the objectives of the Active Travel Act.*”

Representations have been received from Town and Community Councils and local residents raising concerns over highway safety in relation to the access and inadequacy of the local highway to accommodate increased traffic. Concern has also been raised regarding accessibility of the site, in terms of access to public transport and dependency on car based travel.

Highways Officers have carried out a detailed assessment of the proposals and the Transport Statement and have raised no objection to the proposal. Each consideration in Highway Officers assessment is set out separately below:

Capacity of Existing Network

Section 7 of the Transport Statement details the impact of the development traffic on the local highway network. The capacity assessment has taken into account the extant use of the site as the former Rhyl and District Rugby Club and the proposed development site use as a Holiday Lodge Park. When calculating the net development traffic generation, a total of 47 in the morning peak and 4 in the evening peak will be joining the local highway network. This equates to approximately one vehicle trip joining the local highway network during the am peak every 1 minute and 30 seconds and one vehicle trip during the pm peak every 15 minutes.

In addition to the above, it is imperative to recognise the extant use of the site and the information below was provide by Rhyl and District Rugby Club LTD whilst the club still occupied the site:

- On Sundays there were approximately 130 vehicles on junior/mini training/playing days
- On special festival occasions there were over 150 vehicles with overspill parking on the B5429 road
- On weekdays (Mon-Thursday) there were over 50 vehicles and on Saturdays, for senior matches, 50-80 vehicles dependent upon how the opposition team chose to arrive
- During the season (mid July to late May), it is estimated there were approximately 800-1000 vehicle movements per week, in and out of the former Rhyl and District Union Club.

The capacity assessment of the site access junction and the B5429 Road demonstrates that minimal queueing will occur at the access point.

In summary, Highways Officers have advised the traffic impact assessment shows that the proposed development would not have a detrimental impact on the local highway network. The new access junction operates well within capacity across all arms in all scenarios. The impact of the development traffic is shown to be negligible and there is no significant level of queuing is predicted.

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

A detailed assessment of the accessibility of the site by non-car modes of transport has been provided in the Transport Statement. Whilst it is acknowledged there are limited footpaths along the lanes leading to the site, this is not uncommon for rural country lanes throughout the county leading to similar developments and rural housing estates.

It can be demonstrated from the accident data that the 2 recorded incidents along the B5429 survey area illustrated in the Transport Statement are not related to the existing site access or a result of the existing road layout. Therefore, no evidence has been established to indicate any specific problems with the operation of the junction or the existing junctions surrounding the site.

Pedestrian and cycle access will be taken from the same point as per the vehicular access arrangement from the B5429 road.

The nearest bus stop is in Rhuddlan 1.5 miles away.

As summarised in the assessment, Highways Officers consider the site is considered to be adequately served by all major non-car modes of transport within 2 mile radius of the site. In relation to sustainable modes of travel, Section 4 demonstrates that there is frequent access to bus services and other forms of public transport networks. There is also one available railway station and local amenities within a 5.0-mile radius of the site. Along with this there are available pedestrian/cycle routes within this radius such as National Cycle Route 84.

Having regard to the location of the existing site and existing arrangements Highways Officers have advised that it is considered that the proposals are acceptable in terms of accessibility.

Notwithstanding the professional views of the Highway Officer, Officers would note in terms of walking, the Transport Statement concludes the site is located in a relatively rural area of Rhuddlan and therefore has limited access to travel by foot around the site. In terms of travel by bus, the Transport Statement notes a bus service which travels through Rhuddlan and that the nearest bus route is 1.5 miles and on that basis, concludes the site is accessible by bus. However, as the pedestrian route to the nearest bus stop is along the B5429 which has no footpaths or street lighting, Officers would challenge the conclusion that the site is accessible by bus.

Given the nature of the proposed holiday accommodation, visitors would likely be families and are unlikely to walk some 1.5miles along a country road to access the site, and therefore Officers consider it has to be acknowledged that the proposal would most attract car based travel and there would therefore be some conflict with PPW 3.12, 3.39, 4.1.34.

Officers would note that the applicant has confirmed they would be willing to make a reasonable and proportionate contributions towards sustainable modes of transport (e.g. improvements to public transport, public rights of way, promoting active travel etc.) which could be secured by way of a legal agreement and which Officers consider would go some way to offset accessibility concerns.

Site Access and Site Layout (including roads, pavements, manoeuvring, lighting etc.)

The existing site has one vehicular entry access point on the east side of the B5429 road. Pedestrian and cycle access are also taken from this same access road.

Given the rural nature of the B5429 Road in the vicinity of the proposed development site, the highway is subject to the national speed limit of 60mph. In order to determine baseline traffic volumes and existing vehicle speeds, a 24- hour Automatic Traffic Counters [ATC] survey on B5429 Road was undertaken and the results of which are included in the Transport Statement Appendices. The required visibility splays in accordance with TAN 18 are to be provided as part of the site access proposals.

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.

The proposed development is to have an internal road layout measuring 6.0m in width, which will allow for two cars to pass comfortably or a vehicle towing a caravan. Suitable parking and turning facilities are shown on the proposals.

Swept path analysis of a large 4-axle refuse vehicle has been undertaken which demonstrates that a refuse vehicle can safely enter the new site access, manoeuvre and exit in a forward gear.

The number of car parking spaces provided as part of the proposed development site are shown to be consistent with the Denbighshire Parking Standards.

Having regard to the details provided and guidance identified above, Highways Officer have advised that it the on-site highways arrangements are acceptable.

Parking

The proposal is for 44 lodges and a 24 bed bunkhouse.

The Parking in New Developments SPG does not specifically include self-contained developments, however for hotels, the requirement would be 1 space per bedroom and for dwellings it would be a parking space per bedroom.

Parking spaces are throughout the site.

Highways Officers have raised no objection to the proposal on parking grounds, and having regard to the nature and location of the development, Officers are satisfied sufficient on-site parking has been provided.

4.2.8 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 11); TAN 20 and Policy RD 5 of the Local Development Plan.

TAN 20 (2017) provides the most up to date guidance on the consideration of the Welsh Language.

A Community Linguistic Statement has been submitted with the application which states onsite facilities would be made available for local community use and local services would be used.

The Statement indicates that all signage would be bilingual.

Having regard to the scale and nature of the proposal, Officers do not consider it would adversely impact on the Welsh language or community cohesion.

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.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than 14th April 2026
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Location Plan (Drawing No. W.1438/16)
 - (ii) Received 11 August 2020
 - (iii) Site Layout Plan (Drawing No. W.1438/6)

- (iv) Rev G) - Received 11 August 2020
- (v) Proposed Two Bed Lodge (Drawing No. W.1438/7) - Received 11 August 2020
- (vi) Proposed Three Bed Lodge (Drawing No. W.1438/8) - Received 11 August 2020
- (vii) Proposed Four Bed Lodge (Drawing No. W.1438/9) - Received 11 August 2020
- (viii) Proposed Bunkhouse Floor Plans (Drawing No. W.1438/10) - Received 11 August 2020
- (ix) Proposed Bunkhouse Elevations (Drawing No. W.1438/11) - Received 11 August 2020
- (x) New Club House Floor Plans (Drawing No. W.1438/12) - Received 11 August 2020
- (xi) New Club House Elevations (Drawing No. W.1438/13) - Received 11 August 2020
- (xii) Plan of Existing Clubhouse and Changing Rooms. (Drawing No. W.1438/14) - Received 11 August 2020
- (xiii) Proposed Alterations to Existing Clubhouse Building (Drawing No. W.1438/15) - Received 11 August 2020
- (xiv) Topographic Survey (Drawing No. 18_220/01) - Received 11 August 2020
- (xv) Landscape Principles (Drawing No. QD748_101_Rev A) - Received 11 August 2020
- (xvi) Landscape and Visual Impact Assessment - Received 11 August 2020
- (xvii) Schedule of External Materials - Received 11 August 2020
- (xviii) Landscape Supporting Information - Received 11 August 2020
- (xix) Planning Support Statement - Received 11 August 2020
- (xx) Design and Access Statement (Drawing Ref W.1438/DAS) - Received 11 August 2020
- (xxi) Community Linguistics Statement - Received 11 August 2020
- (xxii) Drainage Strategy - Received 11 August 2020
- (xxiii) Preliminary Ecological Appraisal (Stephen Cutmore Arboricultural & Ecological Services, 15 Sept 2019 Ref: 112019/PEA/WW) - Received 11 August 2020
- (xxiv) Habitat Plan, Bat, Badger, GCN and Reptile Statements - Received 11 August 2020
- (xxv) Ecological Mitigation Strategy (edc Ecological Consultants May 2020 V-3) - Received 11 August 2020
- (xxvi) Agricultural Land Classification Report - Received 11 August 2020
- (xxvii) PAC Report - Received 11 August 2020
- (xxviii) Tourism Report - Received 11 August 2020
- (xxix) Transport Statement - Received 11 August 2020
- (xxx) Tree Condition Survey - Received 11 August 2020
- (xxxi) Proposed Pods (Drawing No. W.1438/16) - Received 18 September 2020
- (xxxii) Proposed Maintenance Shed (Drawing No. W.1438/17) - Received 18 September 2020
- (xxxiii) Transport Statement Technical Note (dated 11.12.20) - Received 17 December 2020
- (xxxiv) Transport Statement Technical Note 2 (dated 8.2.21) - Received 17 February 2021

3. The development shall be occupied as holiday accommodation only and no unit shall not be occupied as a person's sole or main place of residence or by any persons exceeding a period of 3 months in any calendar year. An up to date register shall be kept at the holiday accommodation hereby permitted and be made available for inspection by the local planning authority upon request. The register shall contain details of the names of all of the occupiers of the accommodation, their main home addresses and their date of arrival and departure from the accommodation.

4. **PRE-COMMENCEMENT CONDITION**
 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) measures to minimise noise and disturbance to neighbouring residential properties / properties in the vicinity of the site;
i) wheel washing facilities;
j) a scheme for recycling/disposing of waste resulting from demolition and construction works;
k) any proposed external lighting.
l) 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.

5. Prior to the application of any external materials full details of the wall and roof materials, finish and colour shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
6. **PRE-COMMENCEMENT CONDITION**
No development shall commence until an updated site wide scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. The 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) detailed of proposed trees, hedgerows, shrubs or vegetation planting, including confirmation of species, numbers, and location and the proposed timing of the planting and maintenance schedule;
 - (c) proposed materials to be used on the driveway(s), paths, parking 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.The landscape scheme shall be carried out in accordance with the approved details.
7. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. 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, unless otherwise agreed in writing.
8. 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 lumination and the anticipated spread of light, the hours of operation of the lights. The approved scheme shall be implemented strictly in accordance with the approved details.
9. **PRE-COMMENCEMENT CONDITION**
No development shall commence until a Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not be limited to:
 - a) Details of ecological avoidance, mitigation, compensation and enhancement measures based upon the principles outlined in the Ecological Mitigation Strategy (edc Ecological Consultants May 2020 V-3);
 - b) Updated details and plan for Great Crested (GCN) avoidance and mitigation measures to include fence construction and maintenance. Submission to include timescales and reporting requirements;
 - c) Submission of a long term (25 year +) site management that includes habitat management prescriptions; contingency measures if fish or invasive non-native species are detected; licensing requirements for undertaking habitat management and surveillance; current and any proposed tenure to the compensation area; persons or bodies responsible for undertaking management and surveillance together with required skills and competencies; reporting requirements; and proposals that are capable of being implemented in the event of failure to undertake identified or contingency actions;

- d) Submission of details concerning the installation and maintenance of an amphibian friendly surface water management system that does not include gully pots;
 - e) Details of timing, phasing and duration of construction activities and conservation measures;
 - f) Timetable for implementation demonstrating that works are aligned with the proposed development;
 - g) Implementation and reporting of Ecological Compliance Audit, including key performance indicators
 - h) Confirmation of persons responsible for implementing the works;
 - i) Post construction monitoring and record dissemination for a period of not less than 25 years. All ponds to be added to the Wales Great Crested Newt Monitoring Scheme, (see <https://www.cofnod.org.uk/LinkInfo?ID=7> with individuals/bodies being identified as being responsible for monitoring and reporting works. Methodology shall include annual abundance counts and Habitat Suitability Index (HSI) assessments. Each water body shall be individually numbered on site;
 - j) Implementation of a biosecurity risk assessment.
 - k) Details of an external lighting/internal light spillage scheme, designed to avoid negative impacts on bats.
- The Conservation Plan shall be carried out in accordance with the approved details.

10. **PRE-COMMENCEMENT CONDITION**

No development shall take place until a fully detailed scheme of foul drainage has been submitted to, and approved by, the Local Planning Authority and the approved scheme shall be completed before the development is first brought into use.

11. The café, restaurant and shop contained within the existing and proposed amenity buildings hereby approved shall be for the use of guests residing in the lodge and bunkhouse accommodation only and shall not be open to the general public without the prior written approval of the local planning authority.

12. A Management Plan shall be submitted to and approved in writing by the local planning authority prior to the development hereby approved being first brought into use. The Holiday Park shall then be operated strictly in accordance with the approved Management Plan.

13. All signage at the site entrance and within the site shall be bilingual with English and Welsh text.

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. The development is permitted for holiday accommodation only, in the interest of compliance with rural restraints policy.
4. In the interest of safety and the free flow of traffic on the adjoining highway, and in the interests of pollution prevent and control.
5. In the interest of visual amenity.
6. To ensure the development conserves and enhances the character and visual amenity of local and designated landscapes.
7. In the interests of visual amenity and landscape character.
8. In the interests of visual amenity and landscape character.
9. In the interests of conserving and enhancing ecological interests and preserving the favourable conservation status of protected species.
10. In the interest of the management of flood risk and pollution of ground and water.
11. In the interests of residential amenity and controlling development in the open countryside.
12. To protect the amenity of residential properties within the vicinity of the site.
13. In the interests of promoting the Welsh language.