



23/2021/0927

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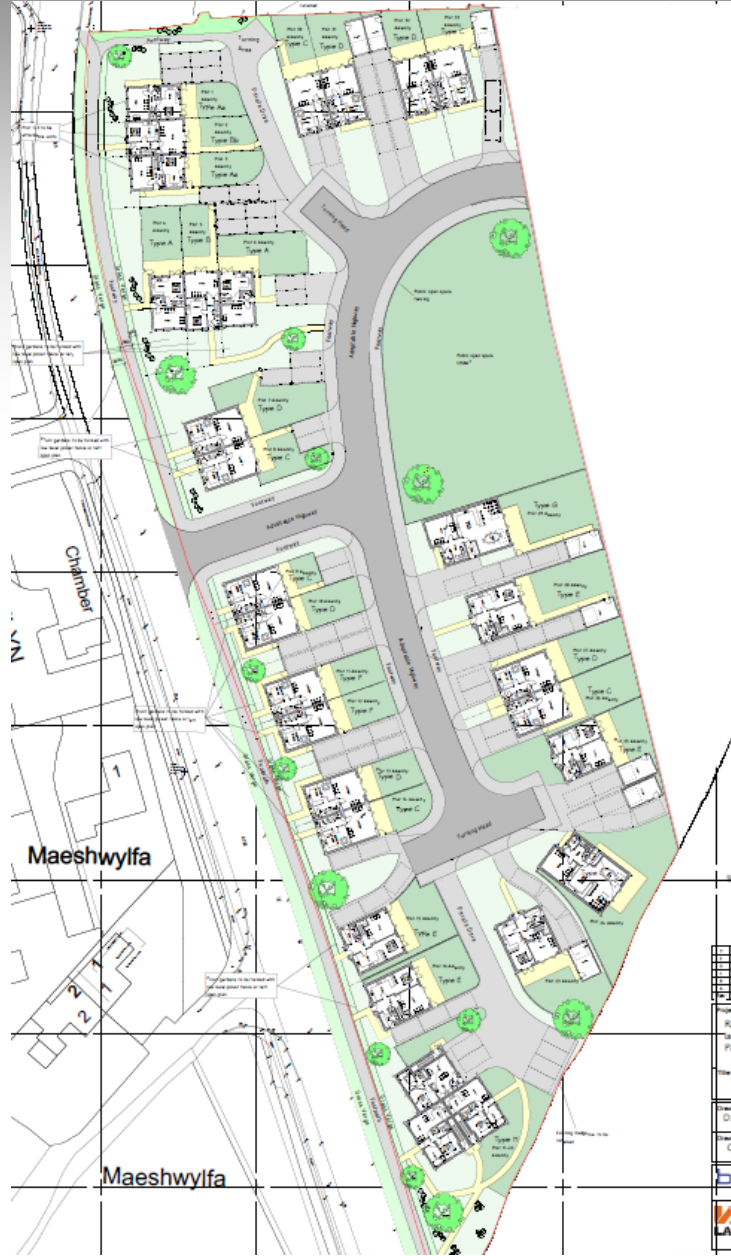
View of the site facing towards the north



View of the site facing east



Site to the left with existing new development across the road



Proposed site
plan



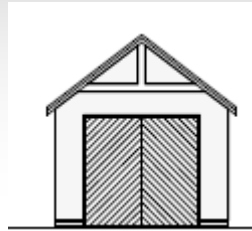
House types A and B



House Types A and B
affordable dwellings



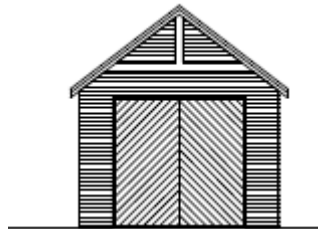
House Types C and D
and garages



House type E and detached garage



House Type F



House type G and detached garage



House Type H- block of 6 apartments



Street scene

WARD : Llanrhaeadr Yng Nghinmeirch

WARD MEMBER(S): Cllr Joseph Welch (c)

APPLICATION NO: 23/2021/0927/ PR

PROPOSAL: Details of appearance, landscaping and scale of 33 no. dwellings submitted in accordance with condition no. 1 of outline planning permission code no. 23/2016/0557 (reserved matters application)

LOCATION: Land adjacent to Dolwar Llanrhaeadr Denbigh LL16 4NT

APPLICANT: Mr Andy Cottle

CONSTRAINTS: None.

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

LLANRHAEADR YNG NGHINMEIRCH COMMUNITY COUNCIL-
'Objection' on the following grounds:

1. The Sewerage discharge will be crossing land towards the river without the permission of the land owner in question.
2. The local Primary School is full to capacity and therefore the increased housing development would not be able to educate children locally.
3. The trees planted at the location should be native trees only and not oriental trees as proposed.

NATURAL RESOURCES WALES

No comments to make and do not consider that the proposed development affects a matter listed on our Consultation Topics, Development Planning Advisory Service: Consultation Topics (September 2018).

DWR CYMRU / WELSH WATER

No objection but provide guidance on the discharge of condition 8 of original outline planning permission ref.23/2016/0557 and advise that foul water should be connected to the sewer in the highway between specific manholes.

NORTH WALES POLICE

'Part Q of Building Regs now requires developers to include secure doorsets and windows in new dwellings. This development was initially submitted before Part Q came into effect however it will only be exempt provided the work was started on site before 1 November 2019'.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

-Highways Officer-
No objection.

Public Protection Officer-

No comments received.

County Ecologist-

Informally commented that they were happy to see the bat/bird boxes on the elevations, and the inclusion of a wildflower meadow on the plans, as well as some additional tree and hedge planting. Suggested the inclusion of hedgehog access points in each garden and that the external lighting was at 2700 kelvin rather than 3000 kelvin and details submitted regarding the dimming of the lights at any point.

Drainage Officer-

SUDs SAB approval required.

Strategic Housing & Policy Officer-

Principle

The application site is allocated for housing under policy BSC 1 in the adopted Denbighshire Local Development Plan and benefits from outline planning consent. The principle of residential development on this site is established and supported.

Density

The housing density proposed was agreed at the outline stage and is considered acceptable.

Affordable housing

The provision of 3no. 2 bedroom houses is welcomed and is appropriate to the identified affordable housing need in Llanrhaeadr.

The remaining commuted sum payable is **£33,084.00**.

Design

Consideration of the incorporation of renewable energy generation technologies for individual properties would be welcomed.

Open Space

The open space provision is considered acceptable as per the outline application and section 106 agreement.

Education

The education authority have confirmed that there is sufficient capacity in the local secondary schools to accommodate the proposed development and that no contribution is required.

There is insufficient capacity however at the nearest primary school to accommodate the development and a commuted sum of **£32,000** would be payable based on 33 homes and PLASC data Sept 2021. This is a different sum to that in the signed Section 106 agreement and reflects the current capacity data at the local primary school.

RECONSULTATION RESPONSES:

Details of hedgehog holes, bat and bird boxes and external lighting submitted.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

County Ecologist-

No objection. The proposals submitted in accordance with condition 1 of outline planning permission code no. 23/2016/0557 (reserved matters application) demonstrate a net benefit to biodiversity.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Dykin Morgan, 7 Llys Pant y Celyn, Pentre Llanrhaeadr

Maria & Matthew Freeman, 8 Llys Pant y Celyn, Pentre Llanrhaeadr

Julia Upton and Alan Murray, 1 Llys Pant y Celyn, Pentre Llanrhaeadr

Caroline Birch, Llys Gwilym, Pentre Llanrhaeadr

Summary of planning based representations in objection:

Principle

Village already had new houses built recently, the development would represent a 27% increase in number of households in the village
Adjacent development not shown on any plans

Visual Amenity

Too much growth too quickly, losing village character.
Impacts to open rural character of village
Loss of agricultural land surrounding the village
Non-native trees proposed and should be replaced with native ones
Grass verge lost- will the landscaping scheme reinstate this?
Density of development out of proportion with village
Ridge heights will dwarf existing properties in the vicinity
Use of materials out of character with the area
Light pollution concerns

Residential Amenity

Overlooking and loss of privacy by proximity to property across the road.

Highways

Traffic concerns on already busy highway
Additional 40-60 cars on the roads entering and existing the village
Access close to a blind bend and could result in accidents.
Safety concerns as road users don't abide by speed limits.
Extend the 30mph speed limit to account for the new development
No safe crossing point

Education

Pressure on school places, schools already at capacity

Drainage and flooding

Concerns over flooding issues in this area
Unclear where foul connections points will be and proposal involves crossing land where an agreement has not been met

Welsh Language

Impacts to Welsh Language

Noise

Concerns over increased traffic noise

Ecology

Damage to existing trees on adjacent land to install drainage

EXPIRY DATE OF APPLICATION: 18/11/2021

EXTENSION OF TIME AGREED? Yes, 14/01/2021

REASONS FOR DELAY IN DECISION (where applicable):

- delay in receipt of key consultation response(s)
- additional information required from applicant
- protracted negotiations resulting in amended plans
- 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 This is a reserved matters application seeking approval of details of appearance, landscaping and scale of 33 no. dwellings submitted in accordance with Condition 1 of outline planning permission ref 23/2016/0557 on land adjacent to Dolwar, Llanrhaeadr.
- 1.1.2 Outline planning permission was granted at Planning Committee on 4th August 2020 for the development of 1.2 hectares of land by the erection of 33 dwellings including access and layout. The application was made in outline with all other matters reserved.
- 1.1.3 The layout was approved at outline stage and is based around the spine road with the public open space proposed on the eastern side of the site.
- 1.1.4 The plans show 33 dwellings arranged at various angles to one another relative to the access road and A525. The documents indicate there would be 6 different house types to include:
 - 1 terrace of 3 affordable dwellings- house type Aa and Bb- 2 beds
 - 1 terrace of 3 dwellings- House type A and B- 3 beds
 - 7 pairs of semi-detached dwellings- 3 beds
 - 7 detached dwellings – House type C and D and F - 3 and 4 beds
 - 1 block of 6 apartments - 2 beds

The housing mix on the site is:

No. beds	Mix on the site	Recommended mix
1-2 bed	27 %	30%
3 bed	52%	35%
4 bed +	21%	35%
	100%	100%

House types A and B



House type A – 3 beds x 2

House type B- 3 beds x 1

Materials: Terca Cassandra red brick, slate roof

GIA: 92sqm

Height: 7.8m

House type Aa and Bb- Affordable dwellings



House type Aa – 2 bed affordable x 2

House type Bb- 2 bed affordable- x 1

Materials: Terca Cassandra red brick, slate roof

GIA: 92sqm

Height: 7.8m

House Type C and D



House type C (left) - 3 beds x 6

House type D (right)- 3 beds x 6

Material: Render and sandstone, slate roof

GIA: 92sqm

Height: 7.8m

Shared double garage: Height 4.8m, GIA 15sqm- Render, slate roof

House Type E



House type E- 4 beds x 5

Materials: Render and sandstone, slate roof.

GIA: 120sqm

Height: 7.6m

Garage: Height 3.9m, GIA 18sqm- Render, slate roof

House Type F



House type F - 3 beds x 2

Materials: Render and sandstone, slate roof

GIA: 88sqm

Height: 7.8m

House Type G



House type G- 4 beds x 2

Materials: Red brick Terca Cassandra brick, slate roof

GIA: 155sqm

Height: 7.7m

Garage: Height 3.9m, GIA 18 sqm- Red brick Terca Cassandra brick, slate roof

House Type H



House type H- 6 x 2 bed apartments

Materials: Terca Cassandra Red brick, slate roof

GIA: 49sqm

Height: 7.7m

- 1.1.5 The main access to the site would be from A525 and has already been agreed at outline stage. No other public vehicular accesses are proposed. An agricultural access would be retained on the north eastern side to the adjacent farmland.
- 1.1.6 Surface water drainage is proposed to be dealt with within the site utilising 'infiltration'/soak away methods. Foul drainage is to be dealt with via connection to the mains sewer system.
- 1.1.7 The design of the dwellings incorporates red brick to the larger terraced dwellings and the block of apartments to the far corners of the site and a mix of different designs incorporating sandstone front gables and sandstone plinths, render walls and natural slate roofs.

- 1.1.8 A shared double detached garage is proposed between plots 31 and 32, single detached garages are proposed to serve dwellings on plots 33, 23, 24,25, 28 and 29.

1.2 Description of site and surroundings

- 1.2.1 The site is located on the southern fringe of Llanrhaeadr. It is bound to the north by the dwelling Dolwar. To the west is the A525. To the east and south of the site are open fields. To the west is a new residential development of 15 dwellings finished in yellow brick.
- 1.2.2 The site boundaries are predominantly defined by estate-type railings and hedges. The land is relatively level.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is allocated for housing development in the adopted Local Development Plan under Policy BSC1. The site is also within the development boundary of Pentre Llanrhaeadr.

1.4 Relevant planning history

- 1.4.1 Outline planning permission was granted at Planning Committee and the decision was released on 4th August 2020 for the development of 1.2 hectares of land by the erection of 33 dwellings including access and layout.

1.5 Developments/changes since the original submission

- 1.5.1 Submission of original documents submitted with the outline application, including the Design and Access Statement, Ecology Report and details regarding the July 2020 s106 agreement.
- 1.5.2 Revised plans incorporating design amendments to house type C and material amendments to house type F (including renaming from house type D) and revised floor plan details of the 2 bed affordable dwellings within the Aa and Bb housing type.
- 1.5.3 Revised plans incorporating the Ecologist's comments regarding bat and bird boxes, hedgehog holes and the external lighting scheme.
- 1.5.4 Updated boundary plan incorporating black estate style fencing to the roadside boundary.

1.6 Other relevant background information

- 1.6.1 There is an existing Section 106 Agreement in place at the site which was secured following the grant of Outline Planning Permission in 2020 which secured specific commuted sums for open space, affordable housing and education contributions which were relevant to the situation at the time of making the Agreement.

2. **DETAILS OF PLANNING HISTORY:**

- 2.1 23/2016/0557 Development of 1.2 hectares of land by the erection of 33 no. dwellings (outline application including access and layout), GRANTED at planning committee on 4/08/2020

3. **RELEVANT POLICIES AND GUIDANCE:**

Local Policy/Guidance

The main planning policies and guidance are considered to be:

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy RD1 – Sustainable development and good standard design

Policy RD5 – The Welsh language and the social and cultural fabric of communities

Policy BSC1 – Growth Strategy for Denbighshire

Policy BSC3 – Securing infrastructure contributions from Development

Policy BSC4 – Affordable Housing

Policy BSC11 – Recreation and open space

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management
Policy ASA3 – Parking standards

Supplementary Planning Guidance

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: 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
Future Wales – The National Plan 2040
Development Control Manual November 2016
Technical Advice Notes

TAN 12: Design
TAN 18: Transport

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 Scale

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Local Development Plan Policy relevant to the principle of the development is Policy BSC 1. This policy seeks to make provision for new housing in a range of locations, concentrating development within development boundaries of cities, towns and villages, and it states developers will be expected to provide a range of house sizes, types and tenure.

The application site is within the development boundary of Pentre Llanrhaeadr and is allocated for housing under Policy BSC 1 in the adopted Denbighshire Local Development Plan and benefits from outline planning consent. The principle of residential development on this site is established through the grant of outline permission, and is not for deliberation at this stage, it is only the details of the reserved matters that are to be considered in relation to this application.

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.

Concerns have been raised locally in respect of the visual impact of the proposal which include comments around the impact to the rural character of the village, the density of development being out of proportion with the village, concerns over the ridge heights and the use of materials not being in keeping with the character of the area.

Having regard to the comments received, the density of the development has already been agreed at outline stage and the layout and number of dwellings has been approved.

In terms of design detailing for the new dwellings, the proposals involves a mix of both red brick dwellings and render and sandstone dwellings, all with slate roofs. The red brick dwellings are typically the larger house sizes, the terraces and block of apartments located to each end of the site along the trunk road. The design includes sills to the bottom of the windows and detailing within the gables. The render and sandstone dwellings include 3 different designs, all with a sandstone plinth and some with front sandstone gables (house types D and E).

The appearance of the dwelling mixes traditional with some modern elements. The windows are mainly traditional sized windows and the patio doors to the rear provide a contemporary feel and function. The front gables over the windows of house types A, Aa, B, Bb and C are common throughout the development and provide common design link across the estate.

The height of the proposed dwellings has been raised as a concern with the proposed dwellings not being in keeping with the surrounding development. The surrounding development is mixed with some traditional bungalow development fronting on the main road finished in render and sandstone and directly opposite with more modern larger dwellings finished in yellow brick set back off the road. The large dwelling, Dolwar is located to the north of the site and is a prominent red brick dwelling on approach to the centre of the village. The proposal includes red brick dwellings closer to the Dolwar end of the site which is considered to tie into the existing development in the area. The proposed semi-detached dwellings finished in render and sandstone located opposite the new development is not considered to conflict with the colours and textures of the external materials of this development and would fit in well and complement the existing streetscene.

With respect to the comments received in objection, having regard to the design and materials of the dwellings in the vicinity, Officers consider the appearance and details proposed in relation to the dwellings is considered to be acceptable and in keeping with surrounding development.

It is considered that the appearance of the development would be respectful of the location.

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.

Concerns have been raised specifically in relation to landscaping issues including the proposed non-native trees which should be replaced with native ones and the loss of the grass verge.

The proposed landscaping scheme has been considered by the County Ecologist who was satisfied with the inclusion of a wildflower meadow within the public open space area as well as some additional hedge and tree planting throughout the site. The scheme includes a beech hedge to the front boundary and a box leaved holly hedge to the property boundaries which front the internal estate road. These are

considered to be acceptable and would help to soften the development within the landscape and improve the appearance of the site when viewed from the public road. A number of trees are proposed to the front boundary including pear and Amelanchier 'Robin Hill' and Rowan and maple trees are proposed to be dotted within the flower bed boundary to the area of open space. Hornbeam trees and other lower level dense shrubs are proposed throughout the estate. The grass verge to the front of the development is proposed to be retained and improved with a footway within the estate bound by a black estate style fence.

In terms of boundary treatments, it is considered that the incorporation of a black estate fence to the front boundary would help to remember the site's former agricultural use and would provide a nod to the former metal agricultural fence which curved around the site boundaries on approach into the village. The proposed close boarded fences are considered to be reasonable to ensure the privacy of the rear gardens is retained and the post and rail fencing to the west boundary is acceptable and would not impact unacceptably on the character of the area.

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

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 would provide a sufficient level of amenity for future occupants of the dwellings proposed.

It is therefore considered that the landscaping of the development would be respectful of the location.

4.2.4 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.

Concerns have been raised locally in respect of the height of the dwellings not being in keeping with the surrounding development in the area.

In relation to surrounding development, overall it is considered that the submitted detail demonstrates an acceptable scale of development which in Officers' view is in keeping with the area.

With respect to the concerns raised, it is Officers opinion that whilst the erection of dwellings will clearly have a visual impact given the site is currently an undeveloped field, it is not concluded this would result in an unacceptable impact on the character of the area given the recently completed development on the opposite side of the road and the site being a logical extension to the village boundaries.

It is therefore considered that the scale of the development would be respectful of the location.

Other matters

Drainage

The agent has confirmed that an agreement in principle is in place to cross land not within our clients ownership for the foul water connection, this agreement won't be finalised until planning is secured as with all developments of this nature. All necessary Legal agreements in terms of Welsh Water S104 Foul water connections are in progress. It is further noted that the drainage arrangements are to be agreed as part of a condition imposed on the associated outline consent. If this reserved matters application were granted consent, it would not convey any consent as to the drainage arrangements for the site.

Contributions

Amendments are required through a Deed of Variation to the existing Section 106 agreement in line with the advice provided by the Strategic Planning and Housing Officer in respect to affordable housing and education contributions.

Affordable Housing:

The variation in affordable housing contribution figures is due to changes in the Gross Internal Area of the proposed dwellings and associated build costs.

Education:

The variation in education figures is due to changes in role numbers and the fact they are looking at refurbishment and remodelling rather than an extension so the figures are lower.

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 detailing of the dwellings including appearance, scale and the landscaping arrangements are considered acceptable and merit support.
- 5.2 There is an existing Section 106 Agreement in place at the site which was secured following the grant of Outline Planning Permission in 2020 which secured specific commuted sums for open space, affordable housing and education contributions which were relevant to the situation at the time of making the Agreement. Having regard to the advice provided by the Strategic Planning and Housing Officers, amendments to the final affordable housing and education contributions are required through a Deed of Variation to the existing Agreement.
- 5.3 It is therefore recommended that planning permission be granted subject to the following conditions and an updated Section 106 Agreement is secured with the Local Authority around

the revised sums payable towards affordable housing (£33,084.00) and education contributions (£32,000).

5.4 The sums should be paid prior to the occupation of the first dwelling. The planning permission would only be released upon completion of the updated Section 106 Agreement through a Deed of Variation. Failure to update and complete the Agreement within 12 months of the date of the Committee meeting would oblige the application to be reported back to Committee and reconsidered against policies and guidance in place at that time.

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 approval:
 - (i) House Type A and B (Drawing No. C102/010 Rev. C) received 9 November 2021
 - (ii) House Type C and D (Drawing No. C102/011 Rev. E) received 21 December 2021
 - (iii) House Type F (Drawing No. C102/012 Rev F) received 21 December 2021
 - (iv) House Type E (Drawing No. C102/013 Rev. C) received 9 November 2021
 - (v) House Type G (Drawing No. C102/014 Rev. C) received 9 November 2021
 - (vi) House Type H (Drawing No. C102/015 Rev. B) received 9 November 2021
 - (vii) Shared double garage (Drawing No. C102/021 Rev. B) received 9 November 2021
 - (viii) House Type G Garage (Drawing No. C102/019 Rev. B) received 9 November 2021
 - (ix) House Type C and E Single Garage (Drawing No. C102/020 Rev. B) received 9 November 2021
 - (x) Soft landscape design (Drawing No. 583-STO-00-00-DR-L-0001 P01) received 21 December 2021
 - (xi) Soft landscape details (Drawing No. 583-STO-00-00-DR-L-0002 P00) received 8 September 2021
 - (xii) Boundary design (Drawing No. 583-STO-00-00-DR-L-0003 P03) received 21 December 2021
 - (xiii) Proposed Site Plan (Drawing No. C102/017 Rev. F) received 21 December 2021
 - (xiv) Location plan (Drawing No. C102/022 Rev. D) received 21 December 2021
 - (xv) Employment Strategy received 8 September 2021
 - (xvi) Lighting Layout Plan received 26 November 2021
 - (xvii) Lighting Report received 26 November 2021
 - (xviii) House Type Aa and Bb (Drawing No. C102/024) received 9 November 2021
 - (xix) Street Scene (Drawing No. C102/023 Rev A) received 21 December 2021
 - (xx) Design and Access Statement Addendum received 9 November 2021
 - (xxi) Ecological Assessment (Clwydian Ecology, 15/07/2016) received 22 November 2021

Highways and drainage

- (i) Construction Method Statement received 8 September 2021
- (ii) Drainage Layout (Drawing No. 7287 / 01 Rev. A) received 8 September 2021
- (iii) Highway Setting Out (Drawing No. 7287/02 Rev. A) received 8 September 2021
- (iv) Proposed Highway Layout (Drawing No. 7287/03 Rev. A) received 8 September 2021
- (v) Highway and Drainage longsections (Drawing No. 7287/04 Rev. A) received 8 September 2021
- (vi) Highway Construction Details (Drawing No. 7287/05 Rev. A) received 8 September 2021
- (vii) Section 38 and 278 Agreement Plan (Drawing No. 7287/06 Rev. A) received 8 September 2021
- (viii) External Works Layout (Drawing No. 7287/07 Rev. A) received 8 September 2021
- (ix) Manhole Schedules (Drawing No. 7287/08-1 Rev. A) received 8 September 2021
- (x) Manhole Schedules (Drawing No. 7287/08-2) received 8 September 2021
- (xi) Drainage Construction Details Sheet 1 of 2 (Drawing No. 7287/09-1) received 8 September 2021

(xi) Drainage Construction Details Sheet 2 of 2 (Drawing No. 7287/09-2) received 8 September 2021

(xii) Surface Water Catchment Areas (Drawing No. 7287/10-A) received 8 September 2021

(xiii) Surface Water SABS Layout (Drawing No. 7287/11-A) received 8 September 2021

(xiv) Surface Water SABS Details (Drawing No. 7287/12) received 8 September 2021

(xv) Manhole Connection Plan (Drawing No. 7287/13) received 8 September 2021

2. No development shall be permitted to commence on the external faces of the walls or roofs of any buildings until the written approval of the Local Planning Authority has been obtained to the details of all the materials and finishes it is proposed to use thereon, including, where relevant, the texture, type and colour of the finish. The development shall be undertaken strictly in accordance with the details approved under this condition.
3. No development shall be permitted to commence on the pathways, driveways and parking areas until the written approval of the Local Planning Authority has been obtained to the details of all the materials it is proposed to use thereon, including, where relevant, the texture, type and colour of the finish. The development shall be undertaken strictly in accordance with the details approved under this condition.
4. The development shall proceed in strict accordance with the Soft Landscaping Design scheme hereby approved (received 21 December 2021) which shall be implemented within the first available 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.
5. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.
6. The development hereby approved shall be undertaken in strict accordance with the mitigation, compensation and enhancement measures set out in the Ecological Assessment (Clwydian Ecology, 15/07/2016) received 22 November 2021 and as detailed on the approved elevational plans in respect of the provision of bat and bird boxes and included on the Boundary Design Plan (Drawing No. P03) received 21 December 2021 in respect of hedgehog holes within the close board fencing.
7. The development hereby approved shall be undertaken in strict accordance with the external Lighting Layout Plan and Outdoor Lighting Report (received 26 November 2021).
8. Notwithstanding the hereby approved plans, the visibility splays for the access into the site shall at all times be kept free of any planting, tree or shrub growth, or any other obstruction in excess of 1.05 m in height above the level of the adjoining carriageway.
9. Notwithstanding the submitted plans, this consent does not convey any permission as to the detailing of the foul water drainage.

The reasons for the conditions are:-

1. For the avoidance of doubt and to ensure a satisfactory standard of development.
2. In the interests of visual amenity.
3. In the interests of visual amenity.
4. In the interests of ecology and visual amenity.
5. In the interests of ecology and visual amenity.

6. In the interests of ecology.
7. To protect the favourable conservation status of protected bat species.
8. To ensure that adequate visibility is provided at the proposed point of access to the highway.
9. In the interest of clarity to ensure the foul water drainage system is appropriately assessed prior to work commencing.