

REPORT BY THE HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTRYSIDE SERVICES

SUGGESTED PLANNING CONDITIONS REPORT: APPLICATION REFERENCE NUMBER

45/2022/0644

30 Bedford Street, Rhyl

1. PURPOSE OF THIS REPORT:

1.1 Members will recall that, at the May 2023 meeting of Planning Committee, it was resolved to grant planning permission for the above planning application. As this was contrary to the Officer recommendation to refuse, Members also requested that Officers draft a set of planning conditions and allow Planning Committee to agree them before any decision is issued.

1.2 The application was for the change of use of offices to form a dwelling

1.3 During the debate there was some discussion as to whether there were any mitigation measures which could be required through planning condition. In Officers opinion, having reviewed the application and the response of NRW, the only mitigation measures which could have a positive impact on the development relate to increasing the floor level of the building. However, taking the nature of the building into account, Officers do not consider this to be a reasonable condition to impose.

1.4 A copy of the original report to planning committee is attached as Appendix A

1.5 This report seeks Members approval on the conditions to be imposed on the planning consent.

2. PROPOSED CONDITIONS:

2.1 Having regard to the nature and scale of the development, advice of statutory consultees and the resolution of Planning Committee, Officers would propose the following conditions and advisory notes should be imposed on the planning consent:

1. The development to which this permission relates shall be begun no later than 21st June 2028.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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) Existing ground floor plan and site plan (Drawing No. 1) received 10 October 2022

(ii) Existing floor plans (Drawing No. 2) received 10 October 2022

(iii) Proposed ground floor plan and site plan (Drawing No. 3) received 10 October 2022

(iv) Proposed floor plans (Drawing No. 4) received 10 October 2022

(v) Location plan received 10 October 2022

(vi) Flood Consequences Assessment (Brian Killingworth dated February 2023) received 14 February 2023

(vii) Flood Consequences Assessment Addendum (Brian Killingworth dated 15/03/23) received 20 March 2023

Reason 2: For the avoidance of doubt and to ensure a satisfactory standard of development.

3. RESOLUTION:

3.1 To approve the conditions and advisory notes set out in Section 2 above for inclusion on the Decision Notice.

EMLYN JONES HEAD OF PLANNING, PUBLIC PROTECTION AND COUNTYSIDE SERVICE