



Queen's Buildings Rhyl- Phase 1: Well-being Impact Assessment Report

This report summarises the likely impact of the proposal on the social, economic, environmental and cultural well-being of Denbighshire, Wales and the world.

Assessment Number: 215

Brief description: Acquisition and redevelopment of land and buildings in Rhyl town centre to accommodate a mixed leisure and retail development

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Completed by: Russell Vaughan

Responsible Service: Finance and Property Services

Localities affected by the proposal: Rhyl,

Who will be affected by the proposal? Existing tenants within the buildings acquired

Was this impact assessment completed as a group? No

Summary and Conclusion

Before we look in detail at the contribution and impact of the proposal, it is important to consider how the proposal is applying the sustainable development principle. This means that we must act "in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs."

Score for the sustainability of the approach

3 out of 4 stars

Actual score : 33 / 36.

Summary for each Sustainable Development principle

Long term

This site has for decades been an eyesore in a very prominent area of the Town Centre, suffering years of neglect. All buildings have been demolished apart from the Queens Chambers on Sussex St which has been retained and refurbished as a key entrance from the high street into the development. Given the interest and memories of the site, a decision was made to keep the name of Queen's within the new development.

Prevention

Developing a space that will contribute to the wider plans to reduce deprivation in Rhyl and promote regeneration. This is a key site in the objectives of the Town Centre masterplan and vision.

Integration

We are ensuring that there is a coordinated approach to the delivery of the corporate plan with the involvement of a variety of internal departments including but not limited to Housing, EBD and Finance.

Collaboration

The Queen's Buildings is a phased development which went through a pre-application consultation and Planning process. Phase 1, which is being developed by DCC is coming to the end and we are

nearing appointing an operator to run the Queen's Market operation. Future phases will all need to be delivered in collaboration with various external agencies; public and private sector.

Involvement

The people most heavily involved in the development were those local businesses who were within the properties we purchased. We tried our best to support this businesses with whatever they felt was best (and continue to do so in some instances), which actually cost us more time, effort and cost. This includes helping some smaller businesses set up from home, a few of them relocating together elsewhere in the town or ceasing trading all together.

Summary of impact

Well-being Goals	Overall Impact
A prosperous Denbighshire	Positive
A resilient Denbighshire	Positive
A healthier Denbighshire	Positive
A more equal Denbighshire	Positive
A Denbighshire of cohesive communities	Positive
A Denbighshire of vibrant culture and thriving Welsh language	Positive
A globally responsible Denbighshire	Positive

Main conclusions

The main conclusions of the assessment are that the proposal will have a positive impact on all of the well being goals through the provision of a low carbon, fully accesible development which will improve

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communications and transport infrastructure in a location which will enable residents to access a wider range of services on foot or by cycling, it will have a positive impact on the economy by improving the vitality of the town centre and increasing awareness of employment opportunities in the construction and leisure sectors, and it will improve the attractiveness of the area by removing dereliction and improving community safety.

The likely impact on Denbighshire, Wales and the world.

A prosperous Denbighshire

Overall Impact

Positive

Justification for impact

The overall impact of the proposal is positive for the "prosperous Denbighshire" well being goal because poorly insulated buildings will be replaced with energy efficient new builds thereby contributing to a low carbon society, it will support economic development by increasing footfall in the town centre and as a consequence the viability of adjacent businesses, it provided raise skill levels through the provision of work tasters in the growing construction and leisure sectors, and it will improve infrastructure by increasing WiFi coverage and will encourage the use of local transport links.

Further actions required

A local contractor was utilised for the delivery of Phase 1, via the North Wales Construction Partnership framework.

Positive impacts identified:

A low carbon society

The proposal will contribute to a low carbon society by replacing poorly insulated buildings with solid wall construction with new energy efficient buildings constructed to the BREEAM Good standard.

Quality communications, infrastructure and transport

The proposal will improve communications infrastructure through the provision of Wi-Fi coverage by the tenant businesses to the open space which will be created in the development.

Economic development

The proposal will contribute to the vitality of Rhyl town centre by providing premises suited for

occupation by businesses which will act as key attractors which will increase footfall and improve the viability of town centre businesses generally.

Quality skills for the long term

The proposal will provide quality skills for the long term by offering employment in the various businesses once they are in occupation. There was also employment during the demolition and construction phases, which included working with Working Denbighshire.

Quality jobs for the long term

The proposal will improve employment opportunities for the long term by providing accommodation for businesses operating in the leisure sector which is experiencing phenomenal growth locally.

Childcare

[TEXT HERE]

Negative impacts identified:

A low carbon society

The demolition and construction inevitably led to an increase in carbon use during the process

Quality communications, infrastructure and transport

No parking will be including on the site as the team believe there is already ample parking and public transport in close proximity. This includes the 500 space Central car park, bus and train stations.

Economic development

[TEXT HERE]

Quality skills for the long term

[TEXT HERE]

Quality jobs for the long term

[TEXT HERE]

Childcare

[TEXT HERE]

A resilient Denbighshire

Overall Impact

Positive

Justification for impact

The overall impact of the proposal for the "resilient Denbighshire" well being goal will be positive because biodiversity in the urban environment will be improved through the introduction of soft landscaping to a built up area, the waste generated by the site as a whole will be reduced by decreasing the density of development, fuel consumption will be reduced by providing facilities which local residents will be able to access without having to travel out of county, and PV will be installed on the roof. The raising of the building will help protect it from potential future flooding by making it flood proof rather than flood resilient.

Further actions required

The potential negative impact arising from the greater use of vehicles fuelled by hydrocarbons can be mitigated by making provision for the future installation of charging points for electric vehicles in near-by car parks and encouraging the use of the good local public transport links.

Positive impacts identified:

Biodiversity and the natural environment

During the design of Phase 1, consideration was given to include elements that could enhance the biodiversity such as swift boxes and the trees/landscaping we use.

Biodiversity in the built environment

The proposal will improve biodiversity in the built environment by including soft landscaping in the public space in what has hitherto been a completely developed urban area.

Reducing waste, reusing and recycling

The proposal will reduce the production of waste from the site through the construction of a replacement development with a reduced amount of floor space accommodating businesses which will generate less waste. Surplus materials that would usually be removed from site were kept for the Phase 1 development.

Reduced energy/fuel consumption

The proposal will reduce fuel consumption by accommodating key attractor businesses in the county which will obviate the need for residents to travel outside the county to access the services which they offer.

People's awareness of the environment and biodiversity

[TEXT HERE]

Flood risk management

Following guidance from NRW we complied with the Planning approval in place and raised the building by circa 740mm.

Negative impacts identified:

Biodiversity and the natural environment

[TEXT HERE]

Biodiversity in the built environment

[TEXT HERE]

Reducing waste, reusing and recycling

[TEXT HERE]

Reduced energy/fuel consumption

As we are creating a new offer this may encourage visitors from further afield to visit.

People's awareness of the environment and biodiversity

[TEXT HERE]

Flood risk management

[TEXT HERE]

A healthier Denbighshire

Overall Impact

Positive

Justification for impact

The overall impact of the proposal for the "healthier Denbighshire" well being goal will be positive because it will encourage health and well being by providing facilities which are within walking or cycling distance for local residents, and by providing access to good quality healthy food in the businesses which will be accommodated in the development.

Further actions required

Not applicable

Positive impacts identified:

A social and physical environment that encourage and support health and well-being

The proposal will encourage and support health and well being by enhancing the range of facilities available in the town centre which residents can access by walking or cycling.

Access to good quality, healthy food

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The proposal will improve access to good quality, healthy food by providing premises which can accommodate businesses in the hospitality sector which can provide healthy meals for customers.

People's emotional and mental well-being

The proposal will provide a new mixed use facility that local people can easily access in the town centre,

Access to healthcare

[TEXT HERE]

Participation in leisure opportunities

The proposal will encourage greater participation in leisure opportunities by increasing the breadth of the leisure offer available in the town.

Negative impacts identified:

A social and physical environment that encourage and support health and well-being

[TEXT HERE]

Access to good quality, healthy food

[TEXT HERE]

People's emotional and mental well-being

[TEXT HERE]

Access to healthcare

[TEXT HERE]

Participation in leisure opportunities

[TEXT HERE]

A more equal Denbighshire

Overall Impact

Positive

Justification for impact

The proposal will improve the well being of people with protected characteristics by replacing inaccessible buildings by ones which are fully accessible by wheelchair users, and it will tackle poverty by creating jobs and work taster opportunities in one of the most deprived areas of Wales.

Further actions required

Not applicable

Positive impacts identified:

Improving the well-being of people with protected characteristics. The nine protected characteristics are: age; disability; gender reassignment; marriage or civil partnership; pregnancy and maternity; race; religion or belief; sex; and sexual orientation

The proposal will improve the well being of people with protected characteristics by replacing buildings with no lift access to upper storeys with ones which are fully accessible, and by providing dedicated car parking areas for Blue Badge holders close to the development.

People who suffer discrimination or disadvantage

[TEXT HERE]

People affected by socio-economic disadvantage and unequal outcomes

The proposal will help to tackle poverty by creating jobs at the heart of THE most deprived Lower Super Output Areas in Wales and by providing work tasters to help residents to access the jobs available.

Areas affected by socio-economic disadvantage

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Negative impacts identified:

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[TEXT HERE]

People who suffer discrimination or disadvantage

[TEXT HERE]

People affected by socio-economic disadvantage and unequal outcomes

[TEXT HERE]

Areas affected by socio-economic disadvantage

[TEXT HERE]

A Denbighshire of cohesive communities

Overall Impact

Positive

Justification for impact

The overall impact of the proposal will be positive for the "Denbighshire of cohesive communities" well being goal because it will improve community safety through the creation of open spaces offering improved security for users, it will encourage community participation by encouraging the engagement of stakeholders in the Planning process for the development, and it will improve the attractiveness of the area by replacing derelict buildings with new builds of contemporary design.

Further actions required

Not applicable

Positive impacts identified:

Safe communities and individuals

The proposal will improve community safety by replacing an area crossed by a network of unlit alleys with brightly lit open spaces covered by CCTV provided by the tenants of the new units.

Community participation and resilience

The proposal will encourage community participation by engaging stakeholders in the pre-application consultation process for the outline Planning application for the development.

The attractiveness of the area

The proposal will help to improve the attractiveness of the area by replacing derelict properties with new buildings of a contemporary design.

Connected communities

The development will have the best broadband available to the area and is ideally positioned in the town centre close to good local transport links and car parks.

Rural resilience

[TEXT HERE]

Negative impacts identified:

Safe communities and individuals

[TEXT HERE]

Community participation and resilience

[TEXT HERE]

The attractiveness of the area

[TEXT HERE]

Connected communities

[TEXT HERE]

Rural resilience

[TEXT HERE]

A Denbighshire of vibrant culture and thriving Welsh language

Overall Impact

Positive

Justification for impact

The overall impact of the proposal is positive because it will promote the use of the Welsh language through the use of bilingual signage and advertising materials, and it will help to protect the area's heritage by renovating a building in the Conservation Area.

Further actions required

Not applicable

Positive impacts identified:

People using Welsh

[TEXT HERE]

Promoting the Welsh language

The proposal will promote the use of the Welsh language through the use of bilingual signage and advertising materials.

Culture and heritage

The proposal will help to protect the heritage of the area through the renovation of the one building on the site which is located in a Conservation Area. We will also look to retain some elements that are deemed of interest to the County Museum Curator and potentially make use at Rhyl Library or on site.

Negative impacts identified:

People using Welsh

[TEXT HERE]

Promoting the Welsh language

[TEXT HERE]

Culture and heritage

[TEXT HERE]

A globally responsible Denbighshire

Overall Impact

Positive

Justification for impact

The proposal will have a positive impact overall because it has benefitted the local supply chains by providing procurement opportunities which can be accessed by locally based SMEs (through Sell2Wales and the North Wales Construction Partnership), and it will help other organisations to achieve their objectives by for example enabling the Welsh Government to deliver its Tackling Poverty Action Plan. The main contractor for Phase 1 was a very local contractor based just a few miles away.

Further actions required

Not applicable

Positive impacts identified:

Local, national, international supply chains

The proposal has benefitted the local supply chains by providing procurement opportunities which could be accessed by locally based SMEs. The main contractor for Phase 1 was a very local contractor, based just a few miles away..

Human rights

[TEXT HERE]

Broader service provision in the local area or the region

The proposal will help other organisations to achieve their objectives across the region by for example enabling the Welsh Government to deliver its Tackling Poverty Action Plan by supporting regeneration in a seaside town which was a former Communities First area.

Reducing climate change

[TEXT HERE]

Negative impacts identified:

Local, national, international supply chains

[TEXT HERE]

Human rights

[TEXT HERE]

Broader service provision in the local area or the region

[TEXT HERE]

Reducing climate change

[TEXT HERE]