

## **Appendix C - Draft Conditions – Former North Wales Hospital 01/2020/0315**

New description:

*Conversion, restoration, part demolition and adaptation of main range listed buildings to residential use. demolition of Nurses Home, Mortuary, Isolation ward, Aled ward and former gasworks buildings. and development of land within the hospital grounds for mixed use as enabling development, including residential units and business/commercial units provision of biodiversity areas and open space and construction of access, drainage and associated works.*

Condition 1 applies to Full Hybrid application and the entirety of the development.

1. No applications shall be made to seek the detailed approval of plans for the conversion of the main range buildings, any phases of new build residential units, or the commercial units until the written approval of the Local Planning Authority has been obtained to a detailed Masterplan document setting out the principles to be adopted in the preparation of those submissions, in relation to all of the following:
  - a) The phasing of development including the timing of demolition works, the phasing of works of conversion within the main range buildings, the phases of new residential development including indicative numbers of units in each, and the phasing of the commercial units;
  - b) Detailed design objectives for the works of conversion and for each phase of new residential and commercial unit development, to include design codes / principles, road layout hierarchies and design principles for new buildings and open spaces, conservation management and landscaping proposals;
  - c) A Biodiversity and Ecological Resilience Management Plan including:
    - i) a full survey of all trees, hedgerows; features of nature conservation interest such as wooded areas, bat flightlines, wildlife corridors, foraging areas; grassland and parkland areas;
    - ii) details of proposals to retain, protect, work or remove trees and hedgerows, new areas of tree and other planting, and hard and soft landscaping works
    - iii) proposals for the mitigation of impact, the protection and enhancement of habitat, structural landscaping and the enhancement of planting in the woodland along the south east boundary of the site;
    - iv) relevant updated surveys and details of protected species mitigation and compensation measures, shown on appropriate scale maps and plans, and relevant schemes of Reasonable Avoidance Measures, including for reptiles and badgers;
    - v) a statement of the the design of lighting for i) adopted highways and footways and ii) for other lit areas, to show how negative effects on bats and on designated dark corridors will be avoided details of an external lighting scheme including light spillage
  - d) An outline landscaping strategy must be submitted to, and approved in writing by, the Local Planning Authority. This must include a minimum of 30% of the total site area, set aside for nature conservation purposes.

- e) An overall drainage strategy for the site which shall include plans for the carrying out of works in relation to each phase of the development, in accordance with guidance on Sustainable Urban Drainage Systems in CIRIA publications C.522 SuDS- Design Manual for England and Wales, and C523 SuDS - Best Practice Manual; to ensure (as appropriate):
- no land drainage run off or any net increase of surface connects directly or indirectly to the public sewer system;
  - separate foul and surface water discharges from the site;
  - surface water generated from new impermeable surfaces are limited to equivalent Greenfield rate for the site, to be agreed with the Local Planning Authority.
- f) The development of proposals for i) improvements to the footway along Prion Road from the proposed northern access road to the junction with the B4501 and ii) pedestrian crossing at the northern end of the site across the B4501 to link to existing footways
- g) Proposals for the restoration and treatment of the grounds around the listed buildings and the areas to be retained as open land within the site.
- h) A Health Impact Assessment, to inform the preparation of detailed layout plans with proposals encouraging the health and wellbeing of future residents.
- i) A Welsh Language Enhancement Strategy for the site
- j) A Local Labour Plan strategy

#### **PART A – FULL APPLICATION**

Conditions 1 -31 apply to the Full Application which includes the following:

- Conversion, restoration, part demolition and adaptation of the existing main range listed buildings to residential use
- Demolition of Nurses Home, Mortuary Isolation Ward, Aled Ward and former gasworks building
- Construction of 2 new main vehicular accesses
- Drainage and associated works
- Car parking provision within the existing airing courts
- Construction of two bat houses

1. In relation to applications for the approval of details in connection with works of demolition, the conversion of the main range buildings, such details shall be submitted for the consideration of the Local Planning Authority prior to any such works commencing.
2. The full element of this consent shall begin within three years of the date of this permission.

3. The Full 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. 0103.01) received 24 April 2020
  - (ii) Retention Removal Plan (Drawing No. 0103.02 Rev A) received 26th September 2023
  - (iii) Site Masterplan Ref 751-P-K-01 received 26th September 2023
  - (iv) Phasing and Area Plan (Drawing No. 0103.04) received 24 April 2020
  - (v) Site Plan in relation Denbigh (Drawing No. 0103.06 Rev A) received 26th September 2023
  - (vi) Cross Section Plan (Drawing No. 0103.07) received 24 April 2020
  - (vii) Road Entrance Specification Plan (Drawing No. 0103.08) received 24 April 2020
  - (viii) Information and Constraints Plan (Drawing No. 0103.09) received 24 April 2020
  - (ix) Photographic Examples (Drawing No. 0103.10) received 24 April 2020
  - (x) Proposed Demolition Plan (Drawing No. 0103.24) received 11 May 2020
  - (xi) Site map with building names (Drawing No. 0103.25) received 26th September 2023
  - (xii) Bat House Details Plan/s ref 433 BH SK01 Bat House 02 Proposed Plans, Sections and Elevations and ref 433 BH SK16 Bat House 01

Proposed Plans, Sections and Elevation

- (xiii) Main Range E Elevation as Existing Ref 433 S05
- (xiv) Main Range S Elevation and S Courtyard Elevation as Existing Ref 433 S06
- (xv) Main Range W Courtyard Elevation as Existing Ref 433 S07
- (xiii) Main Range N Elevation and North Courtyard as Existing Ref 433 S08
- (xiv) Main Range Basement Plan as Proposed (Preliminary) Ref 751-PA01
- (xv) Main Range Ground Floor Plan as Proposed (Preliminary) Ref 751-PA02
- (xvi) Main Range First Floor Plan as Proposed (Preliminary) Ref 751-PA03
- (xvii) Main Range Second Floor Plan as Proposed (Preliminary) Ref 751-PA04
- (xviii) Design, Planning and Access Statement received 11 May 2020
- (xix) PAC Report received 11 May 2020
- (xix) Design and Phasing Statement received 11 May 2020
- (xx) Community and Linguistic Assessment received 11 May 2020
- (xxi) Landscape Study (Drawing No. LA3460 Rev. A) received 24 April 2020
- (xxii) FCA and Drainage Strategy received 24 April 2020 (only in respect of those elements of the report which relate to the FCA)
- (xxiii) Drainage Strategy Report Ref 5795-CAU-XX-XX-CO-C-0300 P02
- (xxiv) Ground Investigation and Infiltration Report received 24 April 2020
- (xxv) Transport and Access Statement received 24 April 2020
- (xxvi) Arboricultural Report received 24 April 2020 and updated July 2023
- (xxvii) Biodiversity and Eco-Resilience Management Plan Ref 3162/11 r01 dated September 2023
- (xxviii) Reasonable Avoidance Measures – Reptiles Ref 3162/11/20231018 dated September 2023
- (xxix) Reasonable Avoidance Measures - Badgers Ref 3162/11/20230908 dated September 2023
- (xxx) Scheme lighting Strategy – Bats Ref 3162/11/20231018– S dated September 2023
- (xxxi) Plan titled ‘Landscape Masterplan Lighting Strategy-Bats’ Ref 3162-RML-PD-DR-E-03 Rev 01
- (xxxii) Main Range Building Plan showing Extent of Main Range Building Ref 751 P 10
- (xxxiii) Road Hierarchy Statement Ref 5795-CAU-XX-XX-CO-C-0301 P02
- (xxxiv) Road Hierarchy Layout Ref 5795-CAU-XX-XX-DR-C-1500-P02-S0

4. The main range listed building shall be converted to up to 34 dwellings

5. (i) No demolition works, other than the main range of buildings (as indicated on plan showing Extent of Main Range Building Ref 751 P 10), shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to proposals for:

a) The storage and re-use of stone and slate, and other historic feature work in connection with the relevant demolition works.

b) The aftertreatment of the land occupied by the relevant buildings and the areas immediately surrounding them, including proposed initial levels, hard and soft landscaping and planting, and the timing of the completion of the restoration works. The works shall be carried out strictly in accordance with the details as approved.

6. No demolition works on the main range buildings (as indicated on plan showing Extent of Main Range Building Ref 751 P 10) shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to all the following details:

a) the full extent of demolition works and means of securing the structure of the buildings during those works,

b) proposals for the storage and re-use of stone and slate, and other historic featurework in connection with the development of the site.

c) proposals for the making good and reconstruction of sections of the buildings.

The development shall proceed only in accordance with those details as approved by the Local Planning Authority.

7. No works on the conversion of the main range buildings to residential (other than demolition works) shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to the detailed design of the following:

a) the proposed means of vehicular and pedestrian access

b) all detailed design of floor layout plans and elevational details,

c) external wall and roof materials,

d) architectural detailing of all external features,

e) proposals for the treatment of the land around the buildings, including circulation arrangements, provision of parking areas, bin stores and clothes drying areas, private external amenity areas for residents, and the reinstatement of open areas around the buildings,

f) the provision to be made to secure suitable access for disabled people.

g) the foul and surface water drainage proposals

h) any external lighting

The development shall be carried out strictly in accordance with the details as approved.

8. No demolition works shall be permitted to commence on the rear walls of the main range buildings (as indicated on the plan showing Extent of Main Range Building Ref 751 P 10) until the written approval of the Local Planning Authority has been obtained to:

a) the detailing of the making good works,

b) evidence of a draft contract (or alternative arrangement) for the carrying out of the works of reconstruction of the walls and making good of exposed sections of the retained buildings has been provided to the Local Planning Authority

All works shall be carried out in accordance with the details approved under this condition.

9. Notwithstanding the submitted plans and documents, no works shall be permitted to commence in connection with their alteration and conversion to residential units of the main range buildings (other than demolition works) until the written approval of the Local Planning Authority has been obtained to full details of the vehicular accesses and associated highway works and internal estate roads which are serve that part of the development, including the layout, detailed design, construction details, visibility splays, drainage, street lighting, traffic calming measures, pedestrian links and turning areas. None of the residential units shall be permitted to be occupied until they have vehicular and pedestrian access.

10. No development (other than demolition works) in connection with the alteration and conversion of any buildings to residential units shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to full details of proposals showing how the development will provide safe pedestrian and cycle access linking into the existing public highway network. Pedestrian and cycle access shall be provided before the development is brought into use.

11. None of the residential units in the main range buildings shall be occupied until the access and parking arrangements relating to them are completed and available for use in accordance with the relevant approved plans. The access and parking arrangements shall be constructed in accordance with the relevant approved plans and maintained as approved thereafter.

12. No demolition associated with the listed buildings shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to details of a Construction Environmental Management Plan (CEMP) in connection with those works. The CEMP shall include the following details:-

a) Measures for construction/site traffic management to include construction traffic route to the site, the access, parking, turning, loading and unloading of all vehicles using the construction site.

b) Measures for construction/site management to include the access, parking, turning, loading and unloading of all vehicles using neighbouring sites via any shared access.

c) Piling techniques if necessary

- d) Storage of plant and machinery
- e) Provision of site security to include hoarding and lighting
- f) Protection of trees, hedgerows and other natural features
- g) Proposed means of dust suppression and noise mitigation
- h) Measures to deal with any mud from vehicles on shared access roads or on nearby County roads during construction, including wheel washing facilities
- i) All construction/demolition working and operational times
- j) Details of the outside storage of spoil or other excavated material including location and height of storage.
- k) Details of Ecological Compliance Audit
- l) Details of and timing of biodiversity security measures

Construction/demolition in each phase shall not be carried out otherwise than in accordance with the approved CEMP unless amendments have been agreed in writing by the Local Planning Authority.

13. No phase of development (other than demolition) associated with the conversion of the main range listed buildings and other retained buildings shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to details of a Construction Environmental Management Plan (CEMP) in connection with those works. The CEMP shall include the following details:-

- a) Measures for construction/site traffic management to include the access, parking, turning, loading and unloading of all vehicles using the construction site.
- b) Measures for construction/site management to include the access, parking, turning, loading and unloading of all vehicles using neighbouring sites via any shared access.
- c) Piling techniques if necessary
- d) Storage of plant and machinery
- e) Provision of site security to include hoarding and lighting
- f) Protection of trees, hedgerows and other natural features
- g) Proposed means of dust suppression and noise mitigation
- h) Measures to deal with any mud from vehicles on shared access roads or on nearby County roads during construction, including wheel washing facilities
- i) All construction/demolition working and operational times
- j) Details of the outside storage of spoil or other excavated material including location and height of storage.
- k) Details of Ecological Compliance Audit
- l) Details of and timing of biodiversity security measures

Construction/demolition in each phase shall not be carried out otherwise than in accordance with the approved CEMP unless amendments have been agreed in writing by the Local Planning Authority.

14. No development works (other than the erection of the bat houses), including demolition or vegetation clearance, shall commence until a conservation plan detailing a scheme of bat avoidance, mitigation, compensation measures, and timetable for implementation of mitigation and compensation, has been submitted for each species of bat that has been identified roosting at the site. The conservation plan shall be submitted to and approved in writing by the LPA. The approved measures shall be implemented in full.

15. Prior to the commencement of development (other than the erection of the bat houses) of each phase of development, including demolition or vegetation clearance, details of an external Ecological Compliance Audit (ECA) for the relevant phase of development scheme shall be submitted to and approved in writing by the Local Planning Authority. The ECA shall be completed in accordance with the submitted details.

16. No development (including demolition), or vegetation clearance shall commence (other than the erection of the bat houses) in each phase of development until a report detailing a scheme of reptile avoidance, mitigation, restoration compensation, and enhancement measures and, timetable for implementation of mitigation and compensation, for the relevant phase, has been submitted. This must provide details of surveys completed to date, and show the location and management of reptile mitigation areas on the appropriate plans and drawings. This should be approved in writing by the LPA. The approved measures shall be implemented in full.

17. No development or vegetation clearance shall commence other than demolition works and the erection of the Bat Houses until a detailed landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. This must include the detail of the minimum of 30% of the total site area, set aside for nature conservation purposes, shown on the plan titled Management Plan Denbighshire Countryside Services Ref 3233-RML-DR-L-05 Rev 03. This must include a species list for the new planting, and only feature species of known benefit to wildlife and demonstrate how the bat house(s) connect to the wider site. No species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) should be included in the planting list. The development shall proceed strictly in accordance with those details as approved.

18. The development shall be carried out in accordance with the DCS Ecology & Biodiversity Management Schedule, Outline Landscape Strategy Report and the Biodiversity and Ecological Resilience Management Plan.

19. No development (other than the erection of the bat houses) in each phase including demolition or vegetation clearance shall commence until a Biosecurity Risk Assessment for the relevant phase has been submitted to, and approved in writing by, the Local Planning Authority. The development shall proceed strictly in accordance with those details as approved.

20. No demolition works in each phase shall commence until the written approval of the Local Planning Authority has been obtained to a programme of archaeological work in accordance with a

written scheme of investigation for the relevant phase. The Programme of Archaeological work should comprise of Full Building Surveys in accordance with Historic England Level 4 (where safety permits internal access, alternatively an external elevation survey would be completed to this level), for the following buildings;

- a) The Aled Ward
- b) The Isolation and Mortuary Buildings
- c) The Nurses Home
- d) The Gas Works

In addition, a Historic England Level 3 survey (where safety permits internal access, alternatively an external elevation survey would be completed to this level) for all other pre-1940's non-designated buildings which will be demolished.

The programme of work shall be undertaken and completed in accordance with the relevant Standards and guidance laid down by the Chartered Institute for Archaeologists, and a copy of the resulting report shall be submitted to the Local Planning Authority, the Development Control Archaeologist, (Clwyd- Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk, and to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the Historic Environment Record and a copy to the National Monuments Record, RCAHMW.

21. No development in each phase shall commence (other than the erection of the Bat Houses) until for each relevant phase the written approval of the Local Planning Authority has been obtained for a programme of archaeological work in accordance with a written scheme of investigation for the relevant phase. The Programme of Archaeological work should comprise of a Watching Brief during any below grounds works relating to the provision of new access roads. The programme of work shall be undertaken and completed in accordance with the relevant Standards and guidance laid down by the Chartered Institute for Archaeologists, and a copy of the resulting report shall be submitted to the Local Planning Authority, the Development Control Archaeologist, (Clwyd- Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk), and to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the Historic Environment Record and a copy to the National Monuments Record, RCAHMW.

22. No phase of demolition works, works on the conversion of the main range buildings and other retained buildings shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a comprehensive survey of soils and buildings (where safety permits internal access) to determine whether any of the land is contaminated and whether there is hazardous material in the buildings; such survey to be in accord with BS: 10175:2001 ("The Investigation of Potentially Contaminated Sites"). Where internal access to buildings is not possible due to safety, a survey of soils will be completed following demolition, and buildings will be demolished in accordance with a method to be agreed by the Local Planning Authority.

23. In the event that the site survey required by Condition 201 of this permission reveals the presence of any contaminated or hazardous material, no demolition works, works on the conversion of the main range buildings and other retained buildings shall be permitted to commence in the relevant phase until the written approval of the Local Planning Authority has been obtained to a



detailed phase specific risk assessment to identify risks to water resources, surrounding land and property, wildlife, building materials and future users, and any other person; and to detailed proposals for addressing the risks, specific measures for decontaminating the site and dealing with any unsuspected hazardous material or contamination which becomes evident during the development of the phase. The development phase shall be carried out strictly in compliance with the detailed measures approved by the Local Planning Authority.

24. In the event that any areas of unexpected contamination become evident in the course of demolition or construction works, all works in the vicinity of that contamination shall be suspended immediately, and the Local Planning Authority shall be notified within 24 hours. No work shall be permitted to continue in the affected area until the written agreement of the Local Planning Authority has been obtained to details of the measures proposed to remove or contain any hazard presented by the contaminants, and the method of rendering harmless such contamination. The development shall only be permitted to proceed in accordance with the details approved.

25. In each phase prior to their application, details/samples of the proposed materials and colour finishes to be used on the walls, roofs, windows, doors, residential paths and boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Those details shall include stonework, slates, coping stones, bargeboards, fascias, pointing and painting.

The development in each phase shall be carried out strictly in accordance with the details as approved.

26. Any existing external openings to be blocked up as part of the proposed demolition works and / or existing walls and stonework to be restored in accordance with the approved plans shall be carried out with materials that match those used on the existing walls of which they form part, in texture, type, colour, mortar and pointing unless otherwise agreed in writing by the Local Planning Authority.

27. An external lighting/internal light spillage scheme including plans, designed to avoid negative impacts on bats and create dark corridors, must be submitted and approved in writing by the LPA in relation to each phase of development (excluding demolition) prior to that phase of development commencing. This shall follow the guidance set out in Guidance Note 08/18 Bats and artificial lighting in the UK (2018) Bat conservation Trust & The Institute for Lighting Professionals. A warm white spectrum (ideally <2700Kelvin) will be adopted to reduce blue light component. Luminaires should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats. The approved measures shall be implemented in full.

28. Works which could result in the damage or destruction of active bird nests must take place outside the of the bird breeding season (March - August, inclusive) or following and in accordance with a nesting bird check conducted by a suitably qualified ecologist.

29. Each phase of new development should include access through any new internal and external site boundaries for hedgehogs. The location and specification of these features should be determined by a suitably qualified ecologist and shown on appropriate plans and drawings. The updated plans should be submitted to the LPA for approval and the approved measures shall be

implemented in full prior to any occupation of the relevant area of the site for residential or other uses.

30. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping in relation to the different phases of the development shall be carried out in accordance with the Biosecurity Risk Assessment for the phase, and in the first planting and seeding seasons following the completion of that part of the scheme to which they relate, and any trees or plants which, within a period of five years of being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Other than those specimens which are permitted to be removed or worked on by virtue of plans approved in relation to other conditions of this permission, no trees within the site shall be lopped, topped or removed without the prior written consent of the Local Planning Authority.

31. Prior to the occupation of the main range for residential purposes, the Developer shall submit and obtain approval from the LPA to a Travel Plan.

#### **Part B: Outline Permission**

Conditions 32- 57 apply to the Outline Consent with all matters reserved except access, and includes the following:

- Development of land within the grounds for mixed use as enabling development including residential units and business units and associated works
- Provision of biodiversity areas, open space, attenuation water features and associated works

32. In relation to any phase of the outline permission, applications for the approval of 'reserved matters' (layout, appearance, scale, and landscaping) , such details shall be submitted for the consideration of the Local Planning Authority no later than 15 years from the date of this permission. The works approved in each phase shall begin within 3 years of the final approval of the reserved matters for that phase or, in the case of approval on different dates, the final approval of the last such matter to be approved for the phase.

33. 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. 0103.01) received 24 April 2020
- (ii) Site Plan in relation Denbigh (Drawing No. 0103.06 Rev A ) received 27 Sept 2023
- (iii) Cross Section Plan (Drawing No. 0103.07) received 24 April 2020
- (iv) Indicative Highways Hierarchy Layout Plan (Drawing no. 5795-CAU-XX-XX-DR-C-1500-P02-S0)
- (v) Road Hierarchy Statement Ref 5795-CAU-XX-XX-CO-C-0301 P02
- (vi) Site Masterplan (Drawing no. 751-P-K-01) received 27 Sept 2023

- (v) Photographic Examples (Drawing No. 0103.10) received 24 April 2020
- (vi) Design, Planning and Access Statement received 11 May 2020
- (vii) PAC Report received 11 May 2020
- (viii) Design and Phasing Statement received 11 May 2020
- (ix) Community and Linguistic Assessment received 11 May 2020
- (x) Landscape Study (Drawing No. LA3460 Rev. A) received 24 April 2020
- (xi) FCA and Drainage Strategy received 24 April 2020
- (xii) Ground Investigation and Infiltration Report received 24 April 2020
- (xiii) Transport and Access Statement received 24 April 2020
- (xiv) Arboricultural Report received 24 April 2020
- (xv) Biodiversity and Eco-Resilience Management Plan Ref 3162-RML-PD-DR-E-01 received 9 November 2023
- (xvi) Drainage Strategy Report Ref 5795-CAU-XX-XX-CO-C-0300 P02
- (xvii) Ground Investigation and Infiltration Report received 24 April 2020
- (xviii) Transport and Access Statement received 24 April 2020
- (xix) Arboricultural Report received 24 April 2020 and updated July 2023
- (xx) Biodiversity and Eco-Resilience Management Plan Ref 3162/11 r01 dated September 2023
- (xxi) Reasonable Avoidance Measures – Reptiles Ref 3162/11/20231018 dated September 2023
- (xxii) Reasonable Avoidance Measures - Badgers Ref 3162/11/20230908 dated September 2023
- (xxiii) Scheme lighting Strategy – Bats Ref 3162/11/20231018– dated September 2023
- Plan titled ‘Landscape Masterplan Lighting Strategy-Bats’ Ref 3162-RML-PD-DR-E-03 Rev 01
- Main Range Building Plan showing Extent of Main Range Building Ref 751 P 10
- Landscape Masterplan Lighting Strategy – Bats Ref 3162-RML-PD-DR-E-03 r02 751 DO01
- Design Objectives for FNWH Denbigh
- xlii) Health Impact Assessment August 2023 v1.0 HIA and traffic v1.0 20230926
- Phasing Statement rev.1 (002)
- Outline Landscaping Strategy Ref 20230920
- DCS Ecology & Biodiversity Management Schedule

34. The number of residential dwellings constructed on the site (in addition to the main range conversion) shall be up to 300

35. The business/commercial floor space constructed on the site shall be up to 1114 sqm in total

36. The business/commercial units may be A1, A2, A3, B1, C1, C2, D1 and/or D2 uses

37. The physical extent of enabling development permitted in association with the retained buildings shall not exceed that shown on the submitted Site Masterplan Ref 751-P-K-01

38. In respect of each of the phases of new build residential development and commercial development approved under Condition 32, no development on that phase shall be permitted to commence until the written approval of the local planning authority has been obtained to all the following details (as applicable) in relation to the phase:-

- a) the access, appearance, landscaping, layout and scale of the proposed development; including the number type and mix of dwellings and the density of development, proposed finished floor levels, land levels and boundary fences and walls;
- b) all proposed access and, highway works, including new roads and footways, improvements to existing highways and footways, cycleway and pedestrian routes, the links to adjoining phases of development, the closing off of any existing accesses, lighting and signing, traffic calming, parking, turning and unloading, the provision of access for disabled persons, arrangements for access by emergency services; and the timing of carrying out and completion of the access and, highway works relative to the bringing into use of the developments proposed;
- c) the design, layout and construction of the foul and surface water drainage systems;
- d) the provision of public and private amenity open space and equipped play areas;
- e) any external lighting;
- f) the provision to be made to secure suitable access for disabled people; and
- g) how the proposals are consistent with the principles and details approved in connection with Condition 1 of this permission.
- h) Details for the provision for roosting bats or nesting birds. The number, location and specification of these features should be determined by a suitably qualified ecologist, and shown on appropriate plans and drawings.
- i) Details of Biosecurity Risk Assessment

The development phase shall be carried out strictly in accordance with the details as approved.

39. No works shall be permitted to commence on a commercial unit until the written approval of the Local Planning Authority has been obtained for the specific commercial unit to all the following details:

- a) the proposed use(s)
- b) the siting and layout
- c) all floor layout plans and elevational details,
- d) external wall and roof materials,
- e) the proposed means of vehicular and pedestrian access

- f) the foul and surface water drainage proposals
- g) proposals for the treatment of the land around the buildings, including circulation arrangements, provision of parking areas, refuse stores, private external amenity areas, hard and soft landscaping, and the treatment of open areas around the buildings,
- h) the provision to be made to secure suitable access for disabled people.
- i) any external lighting
- j) Landscaping as informed by the Biosecurity Risk Assessment

The development shall be carried out strictly in accordance with the details as approved.

40. Notwithstanding the submitted plans and documents, no works shall be permitted to commence on any of the phases of residential development or commercial development until the written approval of the Local Planning Authority has been obtained to full details of the vehicular accesses, and associated highway works and internal estate roads specific to each phase, including the site layout, detailed design, construction details, visibility splays, drainage, street lighting, traffic calming measures, pedestrian links and turning areas which are to serve that part of the development. None of the residential units or, commercial buildings, or uses permitted in the mothballed buildings shall be permitted to be occupied until they have vehicular and pedestrian access.

41. No development in connection with any of the phases of residential development or commercial development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to full details of proposals showing how the development will provide safe pedestrian and cycle routes linking into the existing public highway network. Pedestrian and cycle access shall be provided before the development is brought into use.

42. No works on any phase of development shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to details of a Construction Environmental Management Plan (CEMP) in connection with the works of that phase. Each CEMP shall include the following details (as applicable):-

- a) Measures for construction/site traffic management to include the access, parking, turning, loading and unloading of all vehicles using the construction site.
- b) Measures for construction/site management to include the access, parking, turning, loading and unloading of all vehicles using neighbouring sites via any shared access.
- c) Piling techniques if necessary
- d) Storage of plant and machinery
- e) Provision of site security to include hoarding and lighting
- f) Protection of trees, hedgerows and other natural features
- g) Proposed means of dust suppression and noise mitigation
- h) Measures to deal with any mud from vehicles on shared access roads or on nearby County roads during construction, including wheel washing facilities
- i) All construction/demolition working and operational times

j) Details of the outside storage of spoil or other excavated material including location and height of storage.

k) Details of Ecological Compliance Audit

l) Details of and timing of biodiversity security measures

m) Details of managing the disposal of contaminated materials

Construction and demolition in each phase shall not be carried out otherwise than in accordance with the approved CEMP unless amendments have been agreed in writing by the Local Planning Authority.

43. No development including site/vegetation clearance in connection with any of the phases of residential development or commercial development shall commence until a conservation plan detailing a scheme of bat avoidance, mitigation, compensation measures, and timetable for implementation of mitigation and compensation, has been submitted for each species of bat that has been identified roosting at the site.

44. Works which could result in the damage or destruction of active bird nests must take place outside the of the bird breeding season (March - August, inclusive) or following and in accordance with a nesting bird check conducted by a suitably qualified ecologist.

45. No development including site/vegetation clearance shall commence in connection with any of the phases of residential development or commercial development shall be permitted until a report detailing a scheme of reptile avoidance, mitigation, restoration, compensation, enhancement measures, and timetable for implementation of mitigation and compensation, for each phase has been submitted. This must provide details of surveys completed to date and show the location and management of reptile mitigation areas on the appropriate plans and drawings. This should be approved in writing by the LPA. The approved measures shall be implemented in full for each respective phase.

46. The development should include access through all new boundaries created within and around the site for hedgehogs. The location and specification of these features should be determined by a suitably qualified ecologist and shown on appropriate plans and drawings. The updated plans should be submitted to the LPA for approval and the approved measures shall be implemented in full.

47. No development or site/vegetation clearance shall commence in connection with any of the phases of residential development or commercial development until a detailed landscaping scheme has been submitted to, and approved in writing by, the Local Planning Authority. This must include 30% of the total site area as shown on the plan titled Management Plan Denbighshire Countryside Services Ref 3233-RML-DR-L-05 Rev 03, set aside for nature conservation purposes and reflect the details in the approved DCS Ecology & Biodiversity Management Schedule, Outline Landscape Strategy Report and the Biodiversity and Ecological Resilience Management Plan. This must include a species list for the new planting, and only feature species of known benefit to wildlife. No species listed on schedule 9 of the Wildlife and Countryside Act (1981), as amended, or species listed on the Invasive Alien Species of Union concern (EU Regulation 1143/2014 on invasive alien species) should

be included in the planting list. The respective phase of development shall proceed strictly in accordance with those details as approved.

48. The development shall be carried out in strict accordance with the DCS Ecology & Biodiversity Management Schedule, Outline Landscape Strategy Report and the Biodiversity and Ecological Resilience Management Plan.

49. Prior to the commencement of development including site/vegetation clearance on any of the phases of residential development or commercial development a Biosecurity Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority in respect of the phase. The development of each phase shall proceed strictly in accordance with those details as approved.

50. In respect of each phase all planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping in relation to the different elements of the phase shall be implemented in accordance with the Biosecurity Risk Assessment and carried out in the first planting and seeding seasons following the completion of that part of the scheme to which they relate, and any trees or plants which, within a period of five years of being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. Other than those specimens which are permitted to be removed or worked on by virtue of plans approved in relation to other conditions of this permission, no trees within the site shall be lopped, topped or removed without the prior written consent of the Local Planning Authority.

51. No development on any of the phases of [residential development or commercial] development shall commence until the written approval of the Local Planning Authority has been obtained for that phase to a programme of archaeological work in accordance with a written scheme of investigation. The Programme of Archaeological work should comprise of Watching Brief during any below ground works on open ground northwest of the hospital (areas A2 and O1 on the plan ref 751-P-K-01) and around the former Pen Screen property on the west boundary. The programme of work shall be undertaken and completed in accordance with the relevant Standards and guidance laid down by the Chartered Institute for Archaeologists, and a copy of the resulting report shall be submitted to the Local Planning Authority, the Development Control Archaeologist, (Clwyd- Powys Archaeological Trust, The Offices, Coed y Dinas, Welshpool, SY21 8RP Email: mark.walters@cpat.org.uk Tel: 01938 553670), and to the Historic Environment Record Officer, Clwyd-Powys Archaeological Trust for inclusion in the Historic Environment Record and a copy to the National Monuments Record, RCAHMW.

52. No development of any phase [ of new residential development and commercial units ] shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a comprehensive survey over that phase of soils and buildings (where safety permits internal access) to determine whether any of the land is contaminated and whether there is hazardous material in the buildings; such survey to be in accord with BS: 10175:2001 ("The Investigation of Potentially Contaminated Sites"). Where internal access to buildings is not possible due to safety, a survey of soils will be completed following demolition, and buildings will be demolished in accordance with a method to be agreed by the Local Planning Authority.

53. In the event that the site survey required by Condition 52 of this permission reveals the presence of any contaminated or hazardous material, no development of any phases of new residential development and commercial units shall be permitted to commence until the written approval of the Local Planning Authority has been obtained to a detailed phase specific risk assessment to identify risks to water resources, surrounding land and property, wildlife, building materials and future users, and any other person; and to detailed proposals for addressing the risks, specific measures for decontaminating the site and dealing with any unsuspected hazardous material or contamination which becomes evident during the development of the phase. The development shall be carried out strictly in compliance with the detailed measures approved by the Local Planning Authority.

54. In the event that any areas of unexpected contamination become evident in the course of demolition or construction works, all works in the vicinity of that contamination shall be suspended immediately, and the Local Planning Authority shall be notified within 24 hours. No work shall be permitted to continue in the affected area until the written agreement of the Local Planning Authority has been obtained to details of the measures proposed to remove or contain any hazard presented by the contaminants, and the method of rendering harmless such contamination. The development shall only be permitted to proceed in accordance with the details approved.

55. No works shall be permitted to commence on the alteration and conversion of the Chapel building until the written approval of the Local Planning Authority has been obtained to all of the following:

- a) the proposed use(s)
- b) all floor layout plans and elevational details,
- c) external wall and roof materials,
- d) architectural detailing of all external features,
- e) the proposed means of vehicular and pedestrian access
- f) proposals for the treatment of the land around the buildings, including circulation arrangements, provision of parking areas, refuse stores, private external amenity areas, hard and soft landscaping, and the reinstatement of open areas around the building,
- g) the foul and surface water drainage proposals
- h) any external lighting
- i) the provision to be made to secure suitable access for disabled people.
- j) proposals for the timing of the conversion works.

The development shall be carried out strictly in accordance with the details as approved.

56. No development or site works in connection with the creation of the area of open space in the north of the site shall be permitted to commence until there has been submitted to and approved in writing by the Local Planning Authority, all of the following:

- a) An existing site survey drawing showing levels, all existing natural features, and sectional plans through the site,



- b) Proposed plans including details of proposed finished levels and the reconfiguration of the land, and associated cross sectional details,
- c) Full land drainage details
- d) Proposals for hard and soft landscaping, including the timing of planting and arrangements for replacing planting which fails or is damaged.

The development shall be carried out strictly in accordance with the details approved under this condition.

57. Prior to the occupation of any phase of the new residential development, the Developer shall submit and obtain approval from the LPA as to a Travel Plan