



**CYNGOR**  
**Sir Ddinbych**  
**Denbighshire**  
**COUNTY COUNCIL**

Graham Boase  
Head of Planning & Public Protection  
Denbighshire County Council  
Caledfryn  
Smithfield Road  
Denbigh  
Denbighshire LL16 3RJ

Tel: 01824 706800 Fax: 01824 706709

Heading:

REFERENCE NO. 30/2011/0765/PF  
Land West Side of Golf Driving  
Range, Llannerch Park, St Asaph

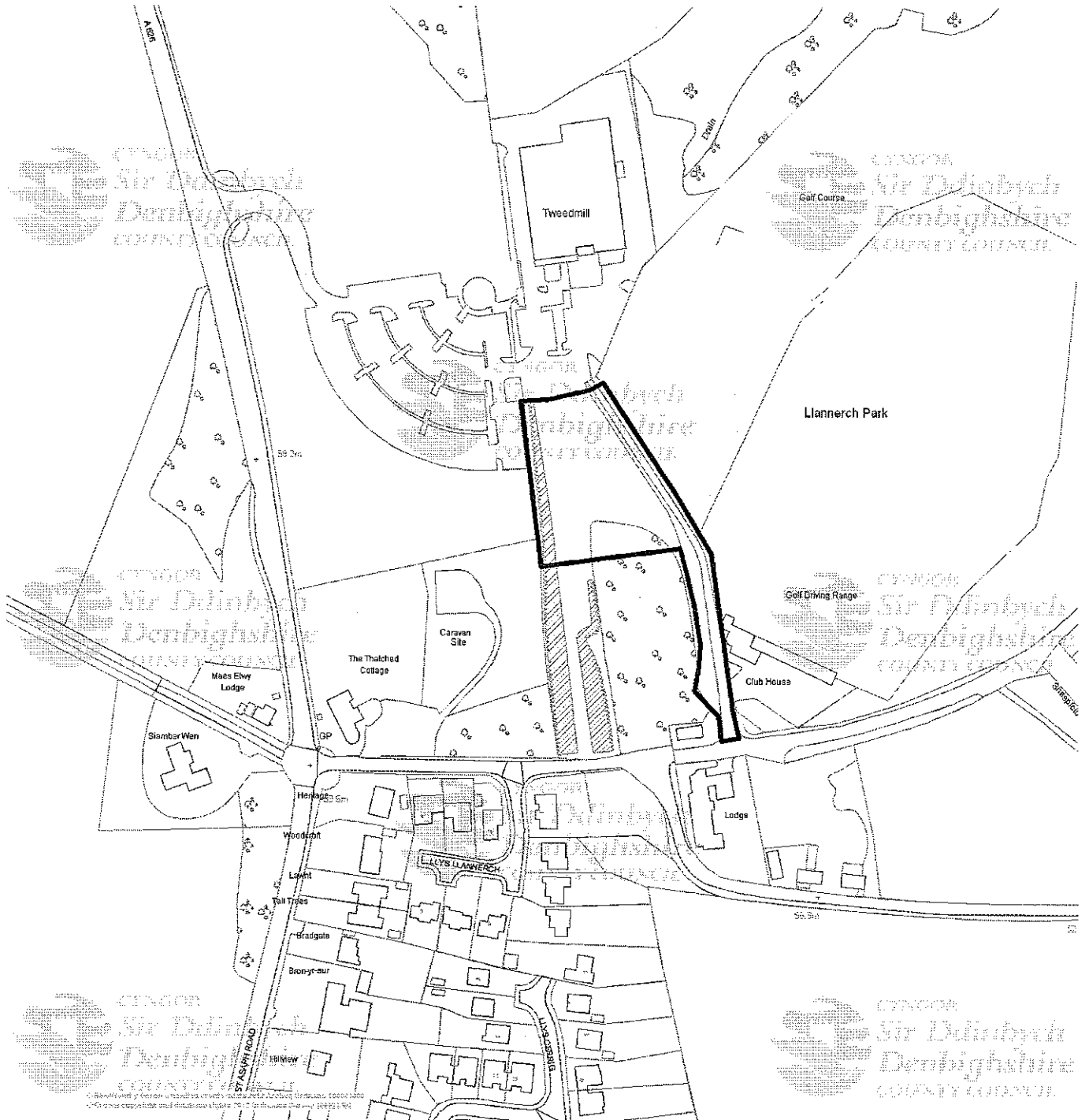
14

 Application Site



Date 22/8/2012 Scale 1/2500  
Centre = 304755 E 371779 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.  
© Crown copyright. Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Denbighshire County Council. 100023408. 2011.

Atgynhyrchir y map hwn o ddeunydd yr Ordnance Survey gyda chariatad yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi  
© Hawffraint y Goron. Mae atgynhyrchu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

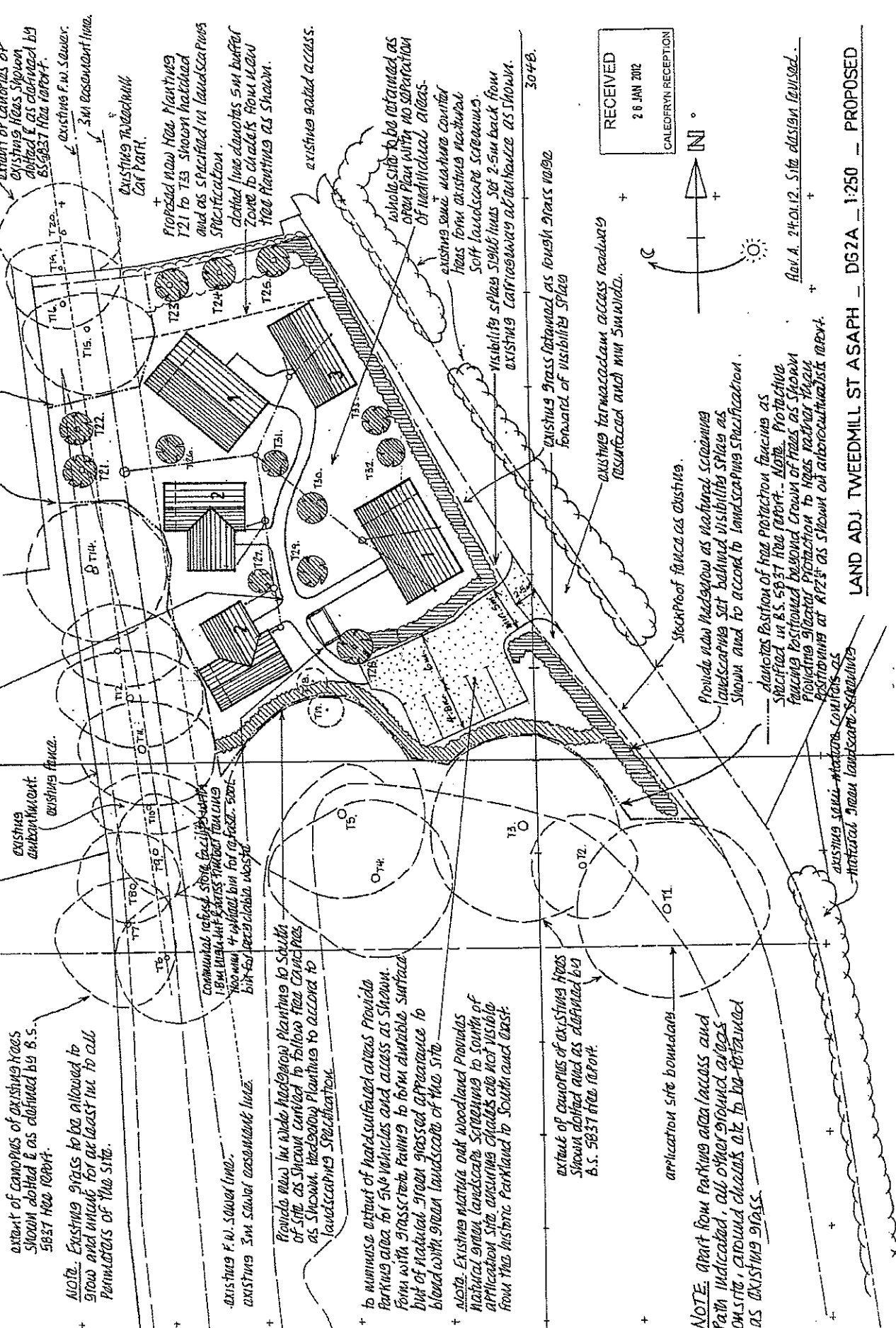
# LAYOUT PLAN

30 / 2011 / 0765 / P F

**PLANNED PLAN**  
 Plan shows position of new protection fencing as specified in AS 5837 New Report. Note: Protection fencing positioned beyond boundary of trees as shown. Protection provided to trees within the boundary of trees as shown. Protection provided to trees within the boundary of trees as shown. Protection provided to trees within the boundary of trees as shown.

Patios shown to drop of each chalet to be replaced with clippings with ground height between 100-25mm timber boards secured in place with timber posts.

Extent of canopies of existing trees shown dotted & as defined by B.S. 5837 New Report.



Note: Existing grasses to be allowed to grow and mow for at least 1m to all parameters of the site.

Existing F.W. Sewer line. Existing 3m sewer easement line.

Provide new in wide hatched areas provided of site as shown carried to follow tree canopy lines as shown. Hatched planting to allow to landscaping specification.

To minimize extent of hatched areas provided parking area for 500 vehicles and access as shown. Plant with grasses. Fencing to form suitable surface bit of natural grass grassed appearance to blend with green landscape of the site.

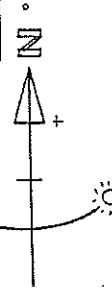
Note: Existing mature oak woodland provides natural green landscape. Screening to south of application site ensuring chalets are not visible from the historic Parkland to South East West.

Extent of canopies of existing trees shown dotted and as defined by B.S. 5837 New Report.

Application site boundary.

Note: apart from parking area access and path indicated, all other ground areas on site, around chalets etc. to be retained as existing grass.

RECEIVED  
 26 JAN 2012  
 CALDERFYN RECEPTION



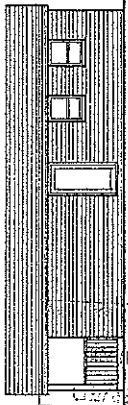
Rev. A. 24.01.12. Site design revised.

LAND ADJ. TWEEDMILL ST ASAPH - DG2A - 1:250 - PROPOSED

# LODGE DETAILS

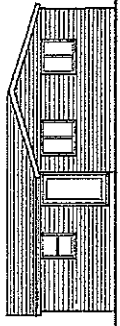
RECEIVED  
102 JUN 2011  
SECTION

TYPE 1



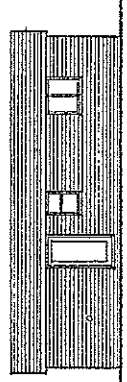
(A)

TYPE 2



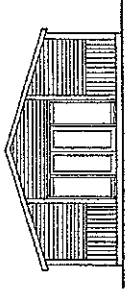
(A)

TYPE 3



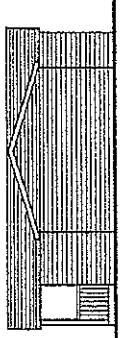
(A)

TYPE 1



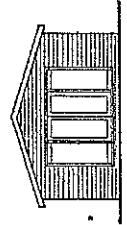
(B)

TYPE 2



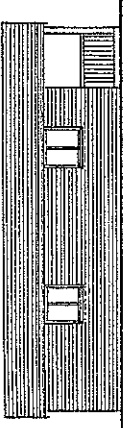
(B)

TYPE 3



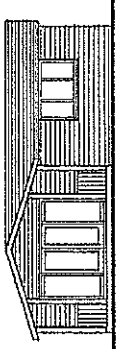
(B)

TYPE 1



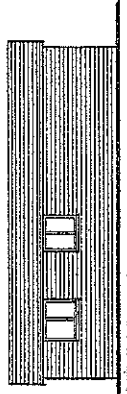
(C)

TYPE 2



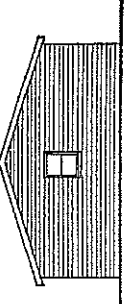
(C)

TYPE 3



(C)

TYPE 1



(D)

TYPE 2



(D)

TYPE 3



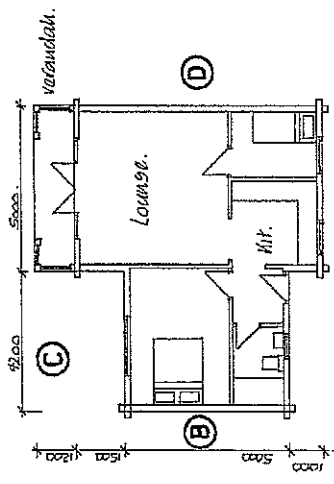
(D)

LAND ADJACENT THE TWEEDMILL ST. ASAPH

DG 4 1:100

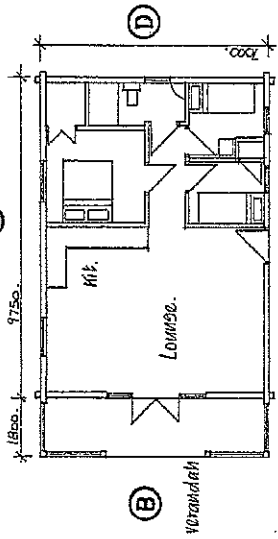
All external finishes  
Match existing woodwork of dark  
brown finish on horizontal timber.  
To walls, doors, windows etc.  
Roof charcoal grey Kingspan  
Tilt Panels.

TYPE 2



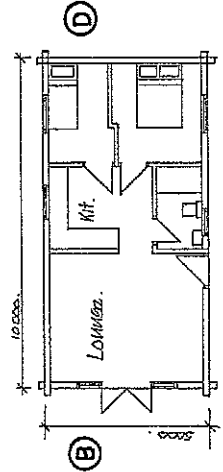
(A)

TYPE 1



(A)

TYPE 3



(A)

**ITEM NO:** 14

**WARD NO:** Trefnant

**APPLICATION NO:** 30/2011/0765/ PF

**PROPOSAL:** Change of use of land to holiday use and erection of 5 No. holiday lodges

**LOCATION:** Land west side of Golf Driving Range Llanerch Park St. Asaph

**APPLICANT:** Mr R G Jones

**CONSTRAINTS:** Historic Parks and Gardens  
Groundwater Vulnerability 1  
Tree Preservation Order  
Historic Contaminative Use E

**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - Yes

**REASON(S) APPLICATION REPORTED TO COMMITTEE:**  
**Scheme of Delegation Part 2**

- Recommendation to grant / approve – 4 or more objections received

**CONSULTATION RESPONSES:**

**TREFNANT COMMUNITY COUNCIL**

"It was noted that the reduction to 5 cottages was an improvement. The access was also an improvement. Measures should be put in to place to ensure that the protected trees are not damaged".

**WELSH HISTORIC GARDENS TRUST**

Object. Any further development creep in to Llanerch Park is undesirable and would adversely impact on this special landscape.

**ENVIRONMENT AGENCY**

No objection, standard advice applies

**COUNTYSIDE COUNCIL FOR WALES**

No objection

**DWR CYMRU WELSH WATER**

No objection

**LANDSCAPE CONSULTANT**

No comments to revised scheme for 5 units. In response to original application for 7 units, no objection in principle however suggests revised layout and planting details be submitted.

**FWAG – FARMING WILDLIFE ADVISORY GROUP**

No objection

## DENBIGHSHIRE COUNTY COUNCIL CONSULTEES

BIODIVERSITY OFFICER  
No objections

HEAD OF HIGHWAYS AND INFRASTRUCTURE  
No objection

### RESPONSE TO PUBLICITY:

#### In objection

Representations received from:

E.J. & S. Zielonka, Bridge House, 1, Llys Llanerch, Trefnant (e-mail) Mr. S. Mueller,  
North Wales Driving Range and Golf Course Mr. & Mrs. E. A. Davies, The Thatched  
Cottage, Upper Denbigh Rd. Mr. A. Davies, 67, Bishops Walk, St. Asaph  
Ms. A. Riley, 9, Llys Llanerch, St. Asaph

Summary of planning based representations:

#### In objection:

##### Highway Issues

Access and egress to the site is poor and down a narrow lane with no through traffic flow; inadequate parking being provided within the site; increased traffic will cause problems within the area

##### Residential Amenity

Increased activity will cause noise and disruption to local residents;

##### Wildlife/Natural Environment Issues

Concerns relating to impact on local wildlife; concerns relating to impact on trees and the woodland;

##### Visual Amenity

Adverse impact on the landscape and Historic Parkland

##### Planning History

Reference made to the refusal and dismissal in Appeal in 2003 for touring caravans.

**EXPIRY DATE OF APPLICATION: 24/08/2011**

### REASONS FOR DELAY IN DECISION:

- timing of receipt of representations
- delay in receipt of key consultation response(s)
- additional information required from applicant
- re-consultations / further publicity necessary on amended plans and / or additional information

### PLANNING ASSESSMENT:

#### 1. THE PROPOSAL:

##### 1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission for the change of use of land to holiday use and erection of 5 no. holiday lodges on land to the west side of the golf driving range at Llanerch Park in Trefnant.

- 1.1.2 The application site comprises approximately 0.4ha of open grass and scrub land and involves the following elements:
- Use of an existing vehicular access to Llanerch Hall off the Tremeirchion Road and an existing tarmaced lane to the west of the Golf Driving Range
  - Formation of a grasscrete access track and parking area for 5 vehicles
  - Siting of the 5 lodges, arranged around the access track with the provision of a small refuse storage facility.
  - The existing wooded area to the south of the site to be retained with tree protection fencing proposed
  - A new hedgerow to be planted along the southern boundary adjoining the woodland and the eastern boundary adjoining the access road
  - Additional landscaping/planting within and around the periphery of the site
  - The applicant owns other land within close proximity, including the golf driving range and equestrian facilities. It is proposed that the lodges would be marketed for sporting and recreational activity holidays.
- 1.1.3 The supporting documents include a Design and Access Statement which include a landscaping schedule and management plan, Arboricultural Report and Ecological Report.

## 1.2 Description of site and surroundings

- 1.2.1 The site comprises an area of land to the west of the Golf Driving Range at the entrance to Llanerch Park. It is a flat grassy site bounded to the south by a mature woodland, to the north is the car park of Tweedmill and to the east is an embankment with land adjoining the Thatched Cottage adjacent, which has an extant planning permission for 10 static caravans.
- 1.2.2 The site is located within the boundary of the Llanerch Park Historic Park and Garden.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the open countryside within the Llanerch Park Historic Park and Garden. The woodland to the south is protected by a Tree Preservation Order.

## 1.4 Relevant planning history

- 1.4.1 In 2003, planning permission was refused for the development of the site (along with the woodland to the south) for a touring caravan site, with toilet/shower block and the siting of a static caravan for managers accommodation. The plan provided indicated 35 touring caravans.
- 1.4.2 An appeal was submitted and dismissed on the grounds that the proposal would have a significant harmful impact on the character and appearance of the historic landscape and on the amenity value of the protected trees and the countryside.

## 1.5 Developments/changes since the original submission

- 1.5.1 The number of units proposed has been reduced from 7 to 5 to take into account the conclusions of a detailed Arboricultural Report which contained a visual assessment of the trees, assessed the condition of the trees and set out management recommendations.

## 1.6 Other relevant background information

1.6.1 None

## 2. DETAILS OF PLANNING HISTORY:

30/2002/1190/PF Change of use of land to form touring caravan site, erection of toilet/shower block and siting of 1 no. static caravan for managers accommodation. REFUSED 29<sup>th</sup> April, 2003 for the following reasons:

*"The proposed touring caravan site is located in woodland protected by a tree preservation order within the grounds of the Grade 2 listed Llannerch Historic Parkland; use as touring caravan site, construction of a shower/toilet block and siting of a static caravan would unacceptably harm the setting, character and appearance of this part of the parkland close to its entrance and to the wider landscape generally, contrary to criteria i), ii), iii) and xii) of Policy GEN 6, criteria i), iii) and iv) of Policy TSM 12 and Policy CON12 of the adopted Denbighshire Unitary Development Plan.*

*The relationship of the development (including its siting, access roads and services) to the trees and tree root systems is likely, combined with the potential risk of harm to users of the site by falling branches, result in unacceptable harm to the woodland during the construction phase and future pressure to fell trees contrary to Policies ENV7 and ENV8 of the adopted Denbighshire Unitary Development Plan."*

An appeal was submitted and DISMISSED on 15<sup>th</sup> December, 2003 on the grounds that the proposal would have a significant harmful impact on the character and appearance of the historic landscape and on the amenity value of the protected trees and the countryside.

## 3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

### 3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3<sup>rd</sup> July 2002)

- STRAT 1 - General
- STRAT 6 - Location
- STRAT 7 - Environment
- STRAT 9 - Tourism
- STRAT 13 - New development
- Policy GEN 3 - Development Outside Development Boundaries
- Policy GEN 6 - Development Control Requirements
- Policy ENV 1 - Protection of the Natural Environment
- Policy ENV 6 - Species Protection
- Policy ENV 7 - Landscape/Townscape features
- Policy CON 12 - Historic Landscapes, parks and gardens
- Policy ENP 4 - Foul and Surface Water Drainage
- Policy TSM 1 - Tourism Development
- Policy TSM 5 - Rural Tourism
- Policy TSM 9 - Static caravan and chalet development
- Policy TRA 6 - Impact of New Development on Traffic Flows
- Policy TRA 9 - Parking and Servicing Provision

#### Supplementary Planning Guidance

- SPG 2 - Landscaping in New Developments
- SPG 6 - Trees and Development
- SPG 8 - Access for All
- SPG 18 - Nature Conservation and Species Protection
- SPG 20 - Static Caravan and Chalet Development
- SPG 21 - Parking

### 3.2 GOVERNMENT POLICY GUIDANCE

Planning Policy Wales 2011

**4. MAIN PLANNING CONSIDERATIONS:**

4.1 The main land use planning issues are considered to be:

- 4.1.1 Principle
- 4.1.2 Scale of development
- 4.1.3 Highway/access impact
- 4.1.4 Landscape/visual impact
- 4.1.5 Residential amenity
- 4.1.6 Sustainability
- 4.1.7 Biodiversity Issues
- 4.1.8 Planning History

4.2 In relation to the main planning considerations:

- 4.2.1 Strategic policies of the Unitary Development Plan allow for appropriate development outside town and village boundaries, in the open countryside, in exceptional circumstances, subject to protection of the character of the county and assessment of impact. STRAT 9 deals with tourism development. It allows 'small scale built or natural environment based tourism projects in the countryside and rural settlements', subject to meeting relevant impact tests. GEN 3 restricts new development outside development boundaries, with a number of exceptions, including essential workers dwellings, agricultural development and tourism/leisure schemes, subject to compliance with basic criteria and other policies in the plan.

Policy TSM 9 relates to static caravan and chalet development, and sets specific tests for any application, requiring good accessibility to the highway network, accessibility by a choice of means of transport, unobtrusive siting, and acceptable impact on landscape/conservation/ecological interests. The explanatory notes to the policy state the County is already well served, if not over provided on the coast by such uses, and that "it is highly unlikely that even in the inland areas a case could be justified for new sites". However TSM 9 does not set out any requirement for an applicant to establish a 'need' for a caravan site in a particular location, nor does it offer specific guidance on the scale of development which may be appropriate. SPG 20 elaborates on the checklist of considerations to be given to applications for static caravan and chalet development, including issues of scale and landscape impact.

Overall, the policies of the Unitary Plan, and guidance in Planning Policy Wales and Technical Advice Note 13 Tourism accept the general principle of suitable tourism related developments outside established settlements, as they provide potential economic benefits for the area, but qualify this support with the requirement that proposals meet a range of detailed tests. The principle of a caravan site development would not necessarily be contrary to the Unitary Plan's general policies, but invariably the acceptability rests on assessment of the detailed local impacts. These are reviewed in the following sections of the report.

4.2.2 Scale of development

Policy STRAT 9 permits "small scale built or natural environment based tourism projects in the countryside and rural settlements", where they provide appropriate infrastructure, accommodation and attractions, where they consolidate the tourism industry without unacceptably affecting social, highway, amenity, heritage or environmental interests. STRAT 7 sets a specific requirement to safeguard the countryside and environment. SPG 20 outlines a checklist of landscape and environmental considerations and suggests the scale of a development must respect its surrounding environment, that larger developments will only be permitted within or



adjacent to settlements, proposals in more rural locations must be relatively small scale and sensitively developed, and should avoid skylines, prominent hillsides or exposed sites.

The site is located within the Historic Park of Llanerch Hall, within the open countryside beyond the village of Trefnant but close to the Tremeirchion Road which forms the northern limit of the development boundary of Trefnant. As the application proposes a site for 5 lodges, this would appear as a relatively small-scale development, which would not seem out of keeping in the context of the surrounding environment which includes significant built developments at Tweedmill Retail Outlet, housing sites and Llanerch Park, and smaller scale developments at the Golf Driving Range, Thatched Cottage and Residential Care home at The Lodge at the entrance to Llanerch Hall.

#### 4.2.3 Landscape/visual impact

Policies which refer to scale, landscape and visual impact are STRAT 7, GEN 6, ENV 1 and ENV 7. Guidance on landscape considerations in SPG 20 suggests the scale of development must respect its surrounding environment, and that 'larger developments will generally only be permitted within or adjacent to settlements'.

The site is located to the north of the entrance to Llanerch Hall and is within the boundary of the Historic Park and Garden. Policy CON 12 will only permit development which would not unacceptably harm the character of a historic landscape, park or garden or its essential setting. There are local concerns over the potential impact on landscape and visual amenity.

The proposal relates to a small clearing to the north of the woodland and the proposed layout plan shows the root protection zones for all trees adjacent, the planting of a native hedgerow and post and wire fence to the southern boundary to enclose the lodge development and clearly separate it from the woodland. It is also proposed to plant new trees on the northern boundary with Tweedmill and also within the site itself. The lodges are all a simple single storey design, with an overall height of 3.5m. The plans indicate the use of timber clad walls and charcoal grey kingspan tile panel roofs.

It is considered that the character and quality of this area of Llanerch Park has been heavily eroded by other developments such as the golf driving range, the planting of conifer hedges, the residential care home and small industrial buildings used for vehicle repair and spray painting, all of which are located at the entrance to Llanerch Hall and within the Historic Park.

The CADW listing for Llanerch Park places emphasis upon the gardens laid out around the Hall with key views towards the Clwydian Hills and the Park and Hall's essential setting lying to the east. The wider grassland and tree planting of the park is not mentioned or given any emphasis. Whilst this does not lessen the importance of protecting the intactness of the Park, the Parks integrity however has already been greatly eroded and the proposed lodge development lies within the area where considerable landscape change has occurred. It is therefore not considered that the lodge development at the scale proposed would harm the historic parkland to any greater degree to what has already occurred. Neither is it considered the development would impact adversely on the surrounding landscape or visual amenity.

With regard to the site's location within the Llanerch Hall Historic Park, due to the location to the north of a mature woodland, having regard to the nature and scale of other developments nearby, to the protection measures proposed in relation to the woodland/TPO's, accompanied by the small scaled

nature of the proposal and additional planting, it is considered unlikely that the lodge development would affect the setting of the Historic park. It is considered therefore that the proposal does not conflict with the tests of policy TSM 9 in terms of landscape and visual impact, or with Policy CON 12.

#### 4.2.4 Highway/access impact

The main policies relevant to assessment of highway impact are TRA 6 and TRA 9. TRA 6 permits new development provided there is no unacceptable impact on the safe and free flow of traffic and the capacity of and traffic conditions on the surrounding road network are satisfactory. TRA 9 requires adequate provision within a site for parking and servicing. GEN 6 contains a number of tests including in (vii) a requirement that development does not have an unacceptable effect on the local highway network.

Whilst there are local concerns over the highway impacts of the development, Highways Officer are satisfied that the existing access can accommodate additional users without detriment to highway safety.

The accessibility to Trefnant Village and the Tweedmill Retail Outlet, public transport routes on the A525 and footpaths is a positive factor, and having regard to the comments of the highway officers it is not considered the proposals are in basic conflict with test (i) of TSM 9.

#### 4.2.5 Residential amenity

Policy GEN 6 sets out the general requirement to assess the impact of development on the amenity of local residents, including from increased activity, disturbance and noise.

There are no residential properties in close proximity to the site, or immediately adjoining the access to the site. 'The Lodge' residential care home is located opposite the existing access to the Golf Driving Range which it is proposed to utilise for the proposal. Considering the surrounding land uses, including residential and leisure developments at Llanerch, retail outlet at Tweedmill, the A525 and the relatively small scale nature of the use, whilst acknowledging there would be increased activity in the area, Officers would not conclude this would be so unreasonable in itself to justify refusal of permission.

#### 4.2.6 Sustainability

The Unitary Development Plan's General Development Strategy sets the strategic aims of the County Council, and includes as a key objective to ensure development and uses of land are undertaken in a sustainable manner. Sustainable development involves the effective protection of the environment. There are a range of policies which set a requirement to ensure that no unacceptable environmental effects arise from development, and these are dealt with in the preceding sections of the report. On the theme of sustainability effects arising from development, TSM 9 (i) includes a specific requirement that a site is accessible by a choice of means of transport. This policy test is in support of the accessibility and sustainability objectives in Planning Policy: Wales which include the reduction in the need to travel by private car by locating development to locations where there is good access by public transport, walking, and cycling; and reducing the length of journeys.

Whilst there would inevitably be a degree of reliance on the private motor car by occupiers of the lodges, the consultation response of the highways officer offers a degree of support for the proposals based on the close proximity of the application site to public transport routes.

Overall it is suggested the development would not pose significant conflict with the accessibility/sustainability objectives of the Unitary Plan or Planning Policy Wales.

#### 4.2.7 Biodiversity Issues

Policy ENV 6 of the Unitary Development Plan looks to ensure that development does not harm protected species, which supports general guidance from Welsh Government and National legislation.

The application is accompanied by an Ecological Report which identifies some ecological interest of the grassland however no protected species were identified. The report recommends that the open grassland area be carefully removed and trans-located as part of the development to a suitably prepared site. In relation to protected species, whilst none were identified, various precautionary measures are suggested. The Council's Biodiversity Officer and the Countryside Council for Wales have not raised any objections to the proposal.

#### 4.2.8 Planning History.

Local residents have raised the issue of the planning history and in assessing this current proposal, it is important to be clear on the differences between the proposals.

Planning permission was refused in 2003 for the application site, along with the woodland to the south, to be used for a touring caravan site for 35 units, along with a static caravan for managers accommodation and a toilet/shower block building to be constructed along the roadside boundary. This application was refused permission and dismissed on Appeal for the reasons set out above

This current application relates only to the clearing of grassland to the north of the woodland, and in terms of scale is proposing only 5 units, which is a significantly smaller scale than previously proposed. In addition, the proposal includes supplementary tree planting and the planting of a native hedgerow along the southern boundary of the woodland.

It is therefore considered that the current proposal is now of a suitable scale and with the additional planting proposed the proposal would not have a significant harmful impact on the character and appearance of the historic landscape and on the amenity value of the protected trees and the countryside.

### **5. SUMMARY AND CONCLUSIONS:**

- 5.1 Having considered the proposal under the relevant policies, it is considered that the proposal is acceptable within the terms of these policies and therefore is recommended for grant.

### **RECOMMENDATION: - GRANT** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. In relation to the use of the Lodges:
  - (i) The lodges shall be occupied solely for holiday purposes.
  - (ii) The lodges shall not be occupied at any time as a person's sole or main place of

residence.

(iii) The owners of each unit and the site operator shall maintain an up to date register of the names of the owners/occupiers of each caravan on the site, their main home addresses, a log of the exact dates each caravan has been occupied, and by who, and the registers/logs shall be made available at all reasonable times for inspection on written request from officers of the local planning authority. Responsibility for the collection and maintenance of the registers/logs shall be that of the caravan site licence holder or his/her nominated person(s).

3. All plants, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the commencement of the development. Any trees or plants which within 5 years of 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 or as otherwise agreed in writing with the local planning authority.

4. The development shall proceed strictly in accordance with the recommendations set out within the Arboricultural Report by Stephen Cutmore dated 8th December 2011 and Ecology Report by Clwydian Ecology dated 30th May 2011.

5. Foul Water and surface water discharges shall be drained separately from the site.

6. No surface water shall be allowed to connect, either directly or indirectly, to the public sewerage system unless otherwise approved in writing by the Local Planning Authority.

7. Land drainage run off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.

8. No development shall be permitted to commence until the written approval of the local planning authority has been obtained to the detailed measures to assist access within the site for persons with disability, including gradients of accessways, surfacing, lighting and signing. The development shall be completed strictly in accordance with the approved details.

The reason(s) for the condition(s) is(are):-

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

2. To ensure that the units are used solely as holiday accommodation and not as residential units contrary to the Council's development strategy in open countryside.

3. All plants, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the commencement of the development. Any trees or plants which within 5 years of 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 or as otherwise agreed in writing with the local planning authority.

4. To ensure adequate protection for the trees and biodiversity.

5. To protect the integrity of the public sewerage system.

6. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment.

7. To prevent hydraulic overload of the public sewerage system and pollution of the environment.

8. To ensure adequate measures are secured to assist accessibility for persons with disability.

#### **NOTES TO APPLICANT:**

None