



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

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Denbighshire LL16 3RJ

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Heading:

REFERENCE NO. 40/2012/0745/PF  
St Margaret's Church,  
St Asaph Road, Bodelwyddan

15



Application Site

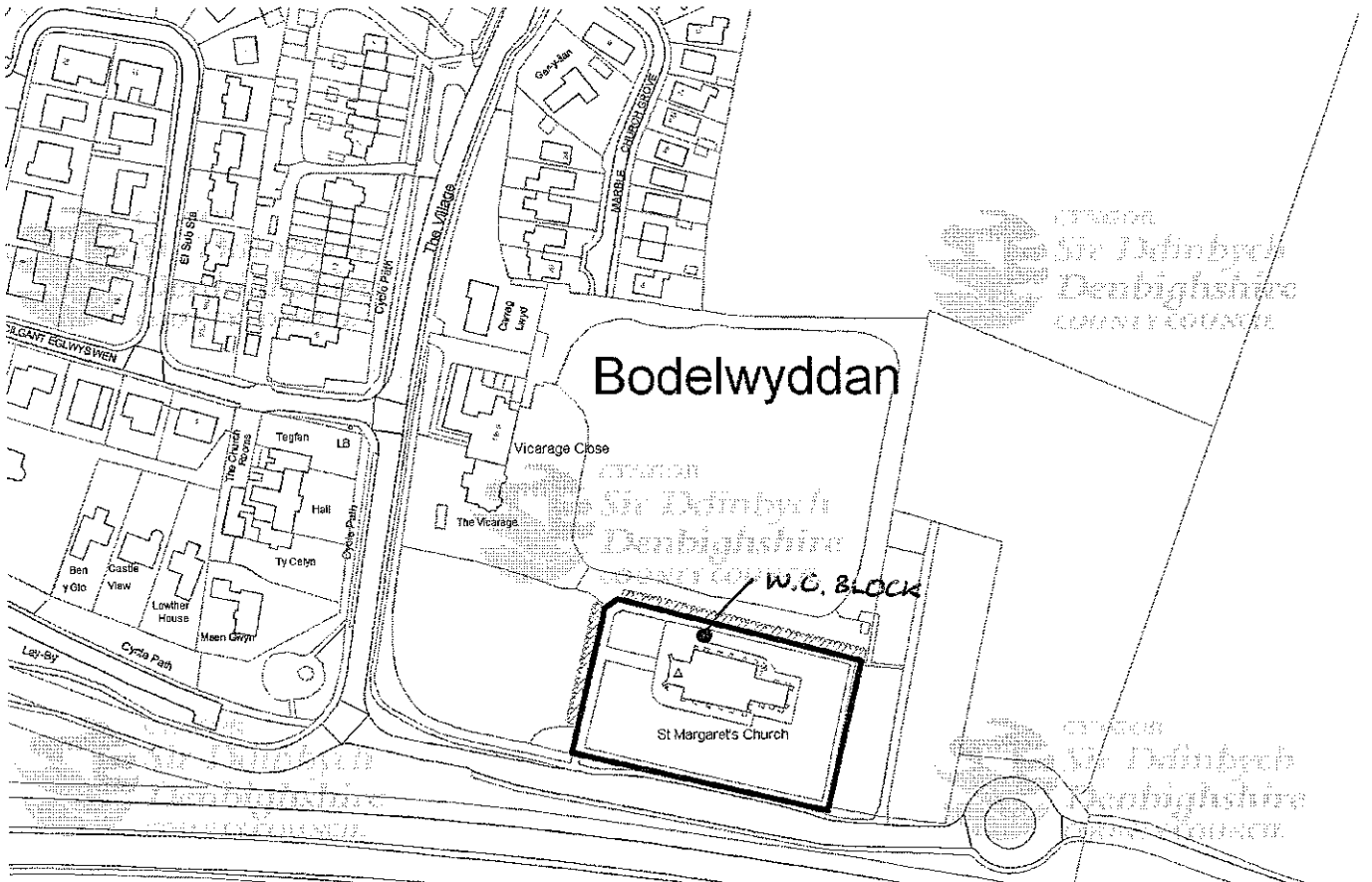


Date 22/8/2012

Scale 1/2500

Centre = 300387 E 375449 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.



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Bodelwyddan

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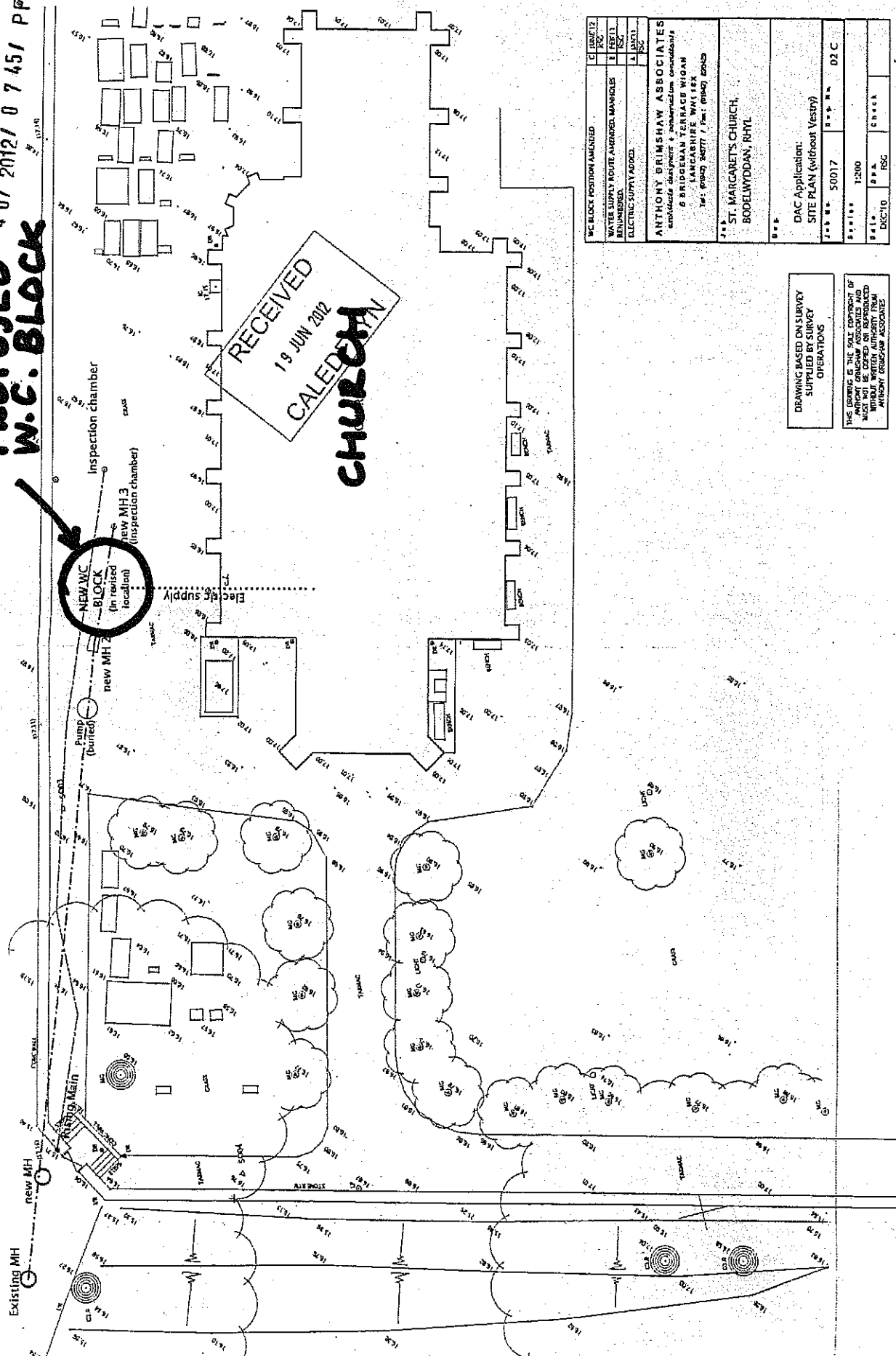
Track

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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrthdydi © Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn tom hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

# SITE PLAN

**PROPOSED** 4 01 2012 / 0 7 451 PF  
**W.C. BLOCK**



RECEIVED  
 19 JUN 2012  
 CALEDONIAN  
 CHURCH

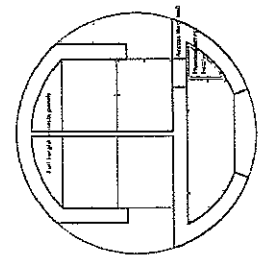
W.C. BLOCK POSITION AMENDED	C 105/12
WATER SUPPLY ROUTE AMENDED, MANHOLES	3 EX/11
RENUMBERED	1 EX/11
ELECTRIC SUPPLY ADDED	1 EX/11
	1 EX/11
	1 EX/11
<b>ANTHONY GRIMSHPAW ASSOCIATES</b>	
Architects, Surveyors, Planning Consultants	
6 BRIDGEMAN, JERVISWOOD ROAD	
LANGARHIRE, WALES	
Tel: 01509 34077 Fax: 01509 34065	
<b>ST. MARGARET'S CHURCH,</b>	
BODELWYDDAN, RHYL	
***	
DAC Application:	
SITE PLAN (without Vestry)	
***	50017
***	1:200
***	DISC 10
***	RSC
***	CHECK

DRAWING BASED ON SURVEY  
 SUPPLIED BY SURVEY  
 OPERATIONS

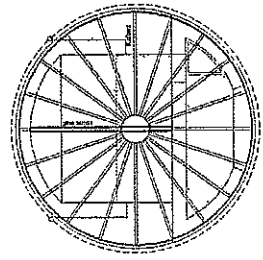
THIS DRAWING IS THE SOLE PROPERTY OF  
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# DETAILS OF W.C. BLOCK

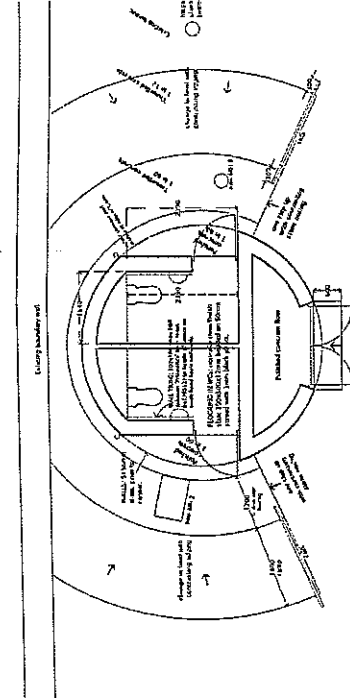
4 of 2024 07 51 PF



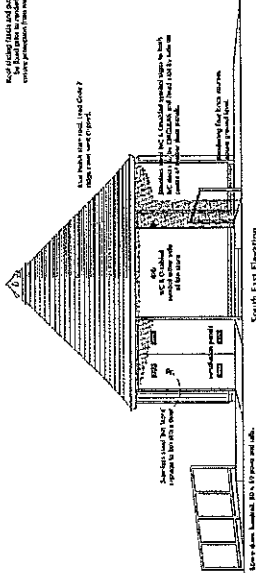
SETTING OUT OF FIBRE CEMENT CEILING PANELS



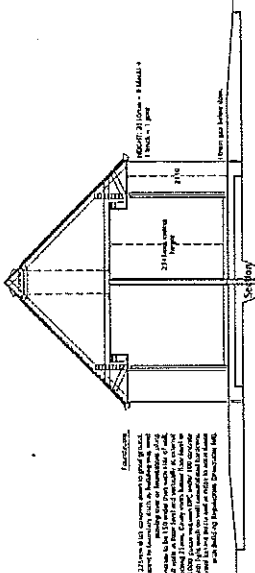
Roof Ribs



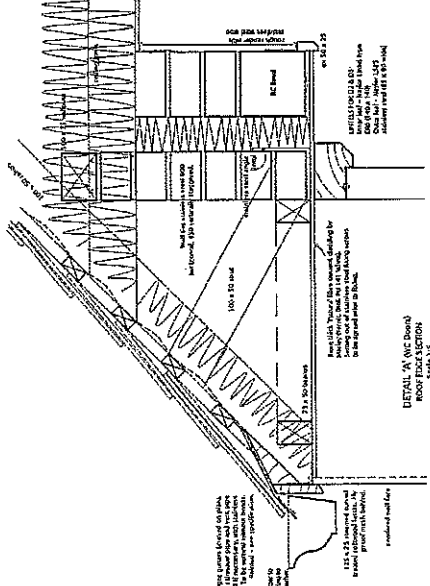
FLOOR & WALL FINISHES, LEVELS, FALL DIRECTIONS, ETC. (SEE TRAIL)



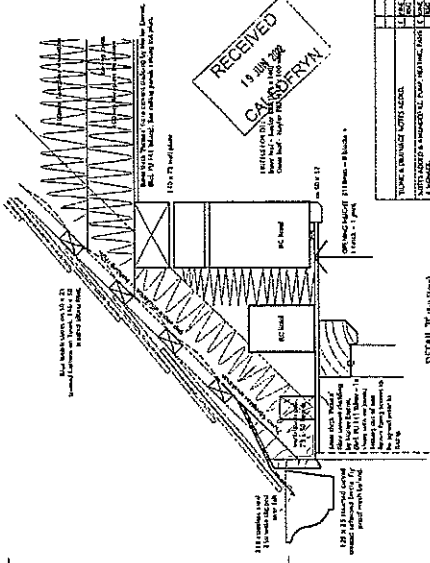
South East Elevation



South East Elevation



DETAIL 'W' (W.C. DOWN) ROOF EDGE SECTION Scale 1:10

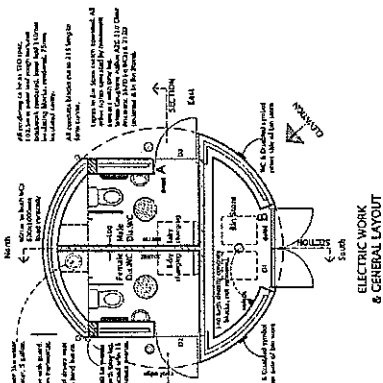


DETAIL 'W' (W.C. DOWN) ROOF EDGE SECTION Scale 1:10

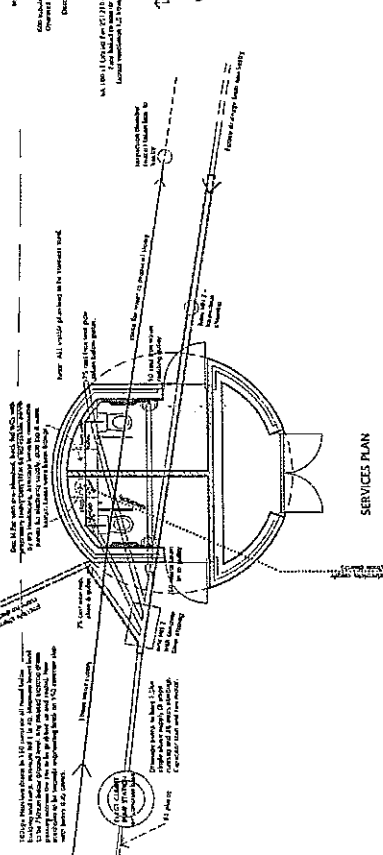
NO.	DATE	DESCRIPTION
1	10/10/2024	ISSUED FOR TENDER
2	15/10/2024	REVISED TO INCLUDE W.C. BLOCK
3	20/10/2024	REVISED TO INCLUDE W.C. BLOCK
4	25/10/2024	REVISED TO INCLUDE W.C. BLOCK
5	30/10/2024	REVISED TO INCLUDE W.C. BLOCK
6	05/11/2024	REVISED TO INCLUDE W.C. BLOCK
7	10/11/2024	REVISED TO INCLUDE W.C. BLOCK
8	15/11/2024	REVISED TO INCLUDE W.C. BLOCK
9	20/11/2024	REVISED TO INCLUDE W.C. BLOCK
10	25/11/2024	REVISED TO INCLUDE W.C. BLOCK

ST. MARGARET'S CHURCH  
BODVEYMOAN, BRYL

NO. W.C. BLOCK  
10017  
1:10 = 1:10  
1:10 = 1:10  
1:10 = 1:10



ELECTRIC WORK & GENERAL LAYOUT



SERVICES PLAN

ST. MARGARET'S CHURCH  
BODVEYMOAN, BRYL

NO. W.C. BLOCK  
10017  
1:10 = 1:10  
1:10 = 1:10  
1:10 = 1:10

1. The W.C. block is to be constructed in accordance with the following specifications:  
2. The walls are to be constructed in brickwork with a minimum thickness of 100mm.  
3. The roof is to be constructed in concrete with a minimum thickness of 100mm.  
4. The floor is to be constructed in concrete with a minimum thickness of 100mm.  
5. The ceiling is to be constructed in fibre cement panels.

1. The electrical work is to be installed in accordance with the following specifications:  
2. All wiring is to be installed in PVC conduits.  
3. All switches and outlets are to be installed in accordance with the relevant standards.  
4. All lighting fixtures are to be installed in accordance with the relevant standards.

1. The services plan is to be installed in accordance with the following specifications:  
2. All pipes and ducts are to be installed in accordance with the relevant standards.  
3. All services are to be installed in accordance with the relevant standards.

SES

**ITEM NO:** 15  
**WARD NO:** Bodelwyddan  
**APPLICATION NO:** 40/2012/0745/ PF  
**PROPOSAL:** Erection of free standing disabled toilets and bin store on north western side of church  
**LOCATION:** St. Margaret's Church St. Asaph Road Bodelwyddan Rhyl  
**APPLICANT:** Rev. Ian Day P.C.C. St. Margaret's Church  
**CONSTRAINTS:** Listed Building  
Within 67m Of Trunk Road  
Conservation Area  
**PUBLICITY UNDERTAKEN:** Site Notice - Yes  
Press Notice - Yes  
Neighbour letters - No

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

- Recommendation to grant / approve – Town / Community Council objection

**CONSULTATION RESPONSES:**

**BODELWYDDAN TOWN COUNCIL**

"The Town Council do not object to this application but wish it to be noted that there should be a condition that the building should be clad in stone so that it matches the exterior of the building".

**DWR CYMRU WELSH WATER**

No objection

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES**

**CONSERVATION ARCHITECT**

No objection

**COUNTY ARCHAEOLOGIST**

No objection

**RESPONSE TO PUBLICITY:**

None

**EXPIRY DATE OF APPLICATION: 13/08/2012**

**REASONS FOR DELAY IN DECISION:**

- timing of receipt of representations

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

## 1.1 Summary of proposals

- 1.1.1 This application seeks full planning permission for the erection of a free standing disabled toilet and bin store building to the north western side of St Margarets Church in Bodelwyddan (The Marble Church).
- 1.1.2 The structure proposed is a circular building, approximately 5m in diameter with an overall height of 5m. It is proposed to render the walls and provide a blue welsh slate roof. The building would be located on the north western side and approximately 4.1m away from the side of the Church, but set back from the main entrance by approximately 7m.
- 1.1.3 The building proposed would provide 2 no. toilets which would be fully accessible to the disabled, and a bin storage area. The toilets would be accessed at the sides of the building, with a double doorway to the front of the building to access the bin store.

## 1.2 Description of site and surroundings

- 1.2.1 St Margarets Church is an iconic, Grade II\* Listed Building located to the north side of the A55 in Bodelwyddan. The siting of the proposed building would be on its north western side, close to the boundary of the Church with a paddock located to the rear of The Vicarage. The northern boundary is very well screened.

## 1.3 Relevant planning constraints/considerations

- 1.3.1 The Church is a Grade II\* Listed Building located within a designated Conservation Area. The Church is located outside of Bodelwyddans development boundary.

## 1.4 Relevant planning history

- 1.4.1 A previous application for a disabled toilet block and bin store was refused in 2011 on the grounds of harm to the setting of the Church. The proposals have been amended, with changes to the siting of the building.

## 1.5 Developments/changes since the original submission

- 1.5.1 None

## 1.6 Other relevant background information

- 1.6.1 None

## 2. **DETAILS OF PLANNING HISTORY:**

- 2.1 40/2011/0600/PF Erection of free standing disabled toilets and bin store on north western side of Church REFUSED under delegated powers 26<sup>th</sup> July, 2011 for the following reason:

*"The Local Planning Authority consider that the proposed location of the proposed free standing disabled toilets and bin store would unacceptably harm the setting of the grade II\* listed building, St Margaret's Church, which is an important building in the Bodelwyddan Conservation Area. Therefore the proposal is considered to be contrary to policies CON 1 and CON 5 from Denbighshire's adopted Unitary Development Plan."*

## 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)  
Policy STRAT 5 Design

Policy GEN 6 Development Control Requirements  
Policy CON 1 The setting of Listed Buildings  
Policy CON 5 Development within Conservation Areas

### 3.2 Supplementary Planning Guidance

Supplementary Planning Guidance No 8: Access for All  
Supplementary Planning Guidance No 13 Conservation Areas  
Supplementary Planning Guidance No 14 Listed Buildings  
Supplementary Planning Guidance No 15 Archaeology

### 3.3 GOVERNMENT POLICY GUIDANCE

Planning Policy Wales 2011  
TAN 12: Design (2009)  
Welsh Office Circular 61/96 Planning and the Historic Environment: Listed Buildings and Conservation Areas.

## 4. MAIN PLANNING CONSIDERATIONS:

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

- 4.1.1 Impact on the Listed Building/character of the Conservation Area
- 4.1.2 Archaeology
- 4.1.3 Access for All

### 4.2 In relation to the main planning considerations:

- 4.2.1 Impact on the Listed Building/character of the Conservation Area  
Policy CON 1 requires development adjacent to listed buildings to preserve the setting of the listed building. Policy CON 5 permits development that preserves or enhances the character and appearance of Conservation Areas.

The proposal relates to the erection of a free standing building approx. 4.1m away from the north western side of the Church. The building would be set behind the Church tower and spire and would therefore not be visible on approach to the church or at the point of entering the church. The building is free standing and of a simple design.

The Conservation Architect has raised no objection to the design and location of the building in terms of its impact on the setting of the Listed Building. In terms of siting, the Church has no other options as graves prevent the building going anywhere else.

The Town Council have raised no objection to the proposal but would like the building to be clad in stone. In respecting this comment, having consulted with the Council's Conservation Architect, in this particular case it is considered that render would be a preferable external material to stone, as the chances of matching the stone to that used in the construction of the Marble Church are very slim, compared with the potential for matching the colour of the limestone with render. It is considered therefore that render of a suitable type, texture and colour would be acceptable, and if granted permission a condition could be imposed requiring the construction of a sample panel on site for assessment for suitability prior to approval.

### 4.2.2 Archaeology

Policy GEN 6 seeks to ensure that development does not unacceptably harm the form and character of the historic environment.

Whilst the site is not a Scheduled Ancient Monument or has any known archaeological interest, it is a possibility that there are archaeological features within the churchyard of historic value.

The County Archaeologist has checked the Historic Environment records, and aside from the Church itself there are no archaeological monuments within the area. No objections have therefore been raised to the siting of the proposed toilets/bin store.

4.2.3 Access for All

Policy GEN 6 seeks to ensure that where appropriate, development provides a safe and convenient access for persons with disabilities.

At present there are no toilet facilities within or close to the Church for the many users and visitors, and this proposal would provide much needed facilities which would be fully accessible to all, meeting the legal space requirements for a building of this use.

**5. SUMMARY AND CONCLUSIONS:**

The proposal is considered acceptable under the relevant policies and is therefore 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. Prior to the commencement of the application of any render, a sample panel of the type of render it is proposed to use on the external surfaces of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample as may be approved in writing by the Local Planning Authority : and the render to be used on the building(s) shall be strictly of the same type, texture and colour as the approved sample panel.
3. The materials to be used on the roof of the building(s) shall be blue/grey natural mineral slate of uniform colour and texture.
4. Foul Water and surface water discharges shall be drained separately from the site.
5. 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
6. Land drainage run off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system.
7. In the event of a Visitor Centre being developed at St Margaret's Church, toilet facilities shall be provided as part of this scheme, and the building hereby approved shall be removed from the site upon completion of the new facilities.

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. In the interests of visual amenity.
3. In the interests of visual amenity.
4. To protect the integrity of the public sewerage system.
5. 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.
6. To prevent hydraulic overload of the public sewerage system and pollution of the environment.
7. To protect the character, appearance and setting of St Margaret's Church.

**NOTES TO APPLICANT:**

None