

## **Appendix 1 – Background**

This has been a priority project for Denbighshire County Council for the last 15+ years with the project intended to safeguard the historically and architecturally significant building.

**In 2009**, working in partnership with the Prince's Regeneration Trust, DCC embarked on a lengthy 'routemap' for ensuring the long-term repair and re-use of this important listed building.

The owners failed to carry out any repairs or maintenance and the buildings continued to deteriorate so in **June 2011** the council began to enforce the repairs.

**In June 2011 DCC** - Urgent Works Notice was served. The owner did not respond within the specified deadline and therefore the Council carried out works in default (Works took over a year to complete and cost £939,000. Due to financial constraints, the works only allowed to safeguard the main range i.e. the U-shaped building to the front of the site.

**May 2013** - the Council served a Repairs Notice. There was no meaningful response from FDL allowing the Council to pursue a CPO.

DCC followed the 'Route Map' and embarked on the CPO process under Section 47 of the Planning (Listed Buildings & Conservation Areas) Act 1990. The CPO was confirmed in **September 2015**.

The General Vesting Declaration (GVD) was confirmed in **September 2018** and therefore the site is now owned by DCC.

In **January 2018** Cabinet supported the process and timetable for determining the preferred party to take ownership of the site to allow the CPO process to be completed. This process can be summarised as the "development agreement approach".

In **April 2018** the Council undertook a tender process for a development and Cabinet subsequently confirmed the Council's preferred party to take ownership of the site upon completion of the CPO as Jones Bros (Ruthin).

Ambition North Wales (ANW) then included the project within its Land and Property Programme for the North Wales Growth and have led the further development of the project's business case. This has included the application of a robust 5 stage

business case process which was formally approved by the Regional Partnership earlier this year.

Jones Bros(Ltd) have been working on a planning application for the re-development of the site. This work identified that the redevelopment of the site would have a significant financial viability gap and the need for public sector funding to help plug the gap. That funding gap is in the region of £13 Million.

In **July 2024**, this Cabinet endorsed the urgent decision taken by the Corporate Director: Environment and Economy in consultation with the Leader/Lead Member and Deputy Leader to accept the Grant award offer from UK Government of £19,973,282 under Round 3 of the Levelling Up Fund.

In **July 2024**, Denbighshire County Council's Planning Committee considered and gave approval to the application for the conversion, restoration, part demolition and adaptation of main range listed buildings to residential use (34 dwellings); 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 up to 300 no. residential units and up to 1114 square metres of business units.

In **October 2024** it was confirmed that the grant awarded to LUF VoC by the previous UK GOV would remain allocated following the outcome of the Chancellors Autumn Budget. Confirmation of this decision and the revised signed Memorandum of Understanding was received by Denbighshire County Council at the end of **November 2024**.