

Heading:

REFERENCE NO. 01/2012/1062
52 & 54 VALE STREET,
DENBIGH

1

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

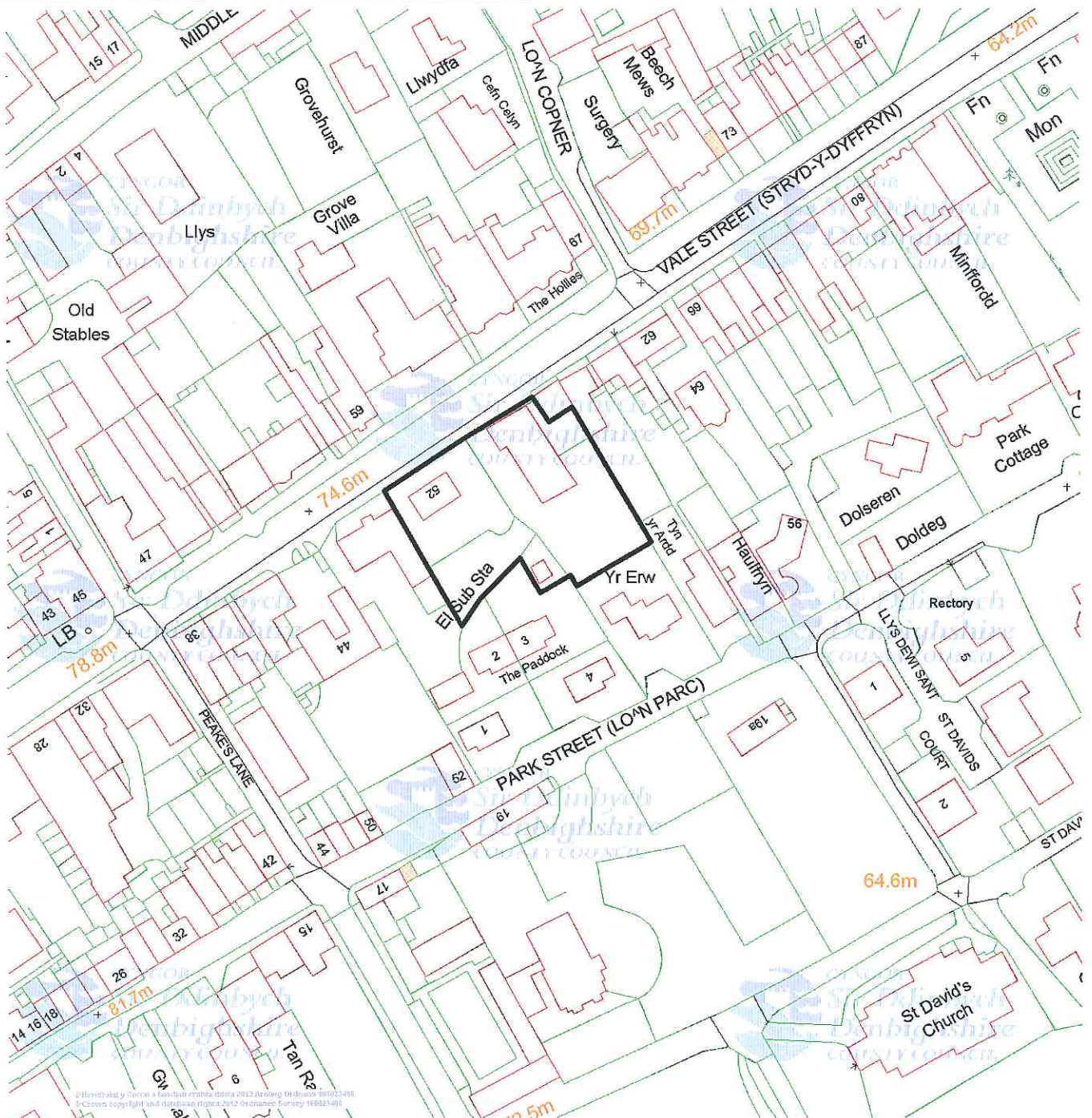
 Application Site



Date 4/12/2012
Centre = 305513 E 366237 N

Scale 1/1250

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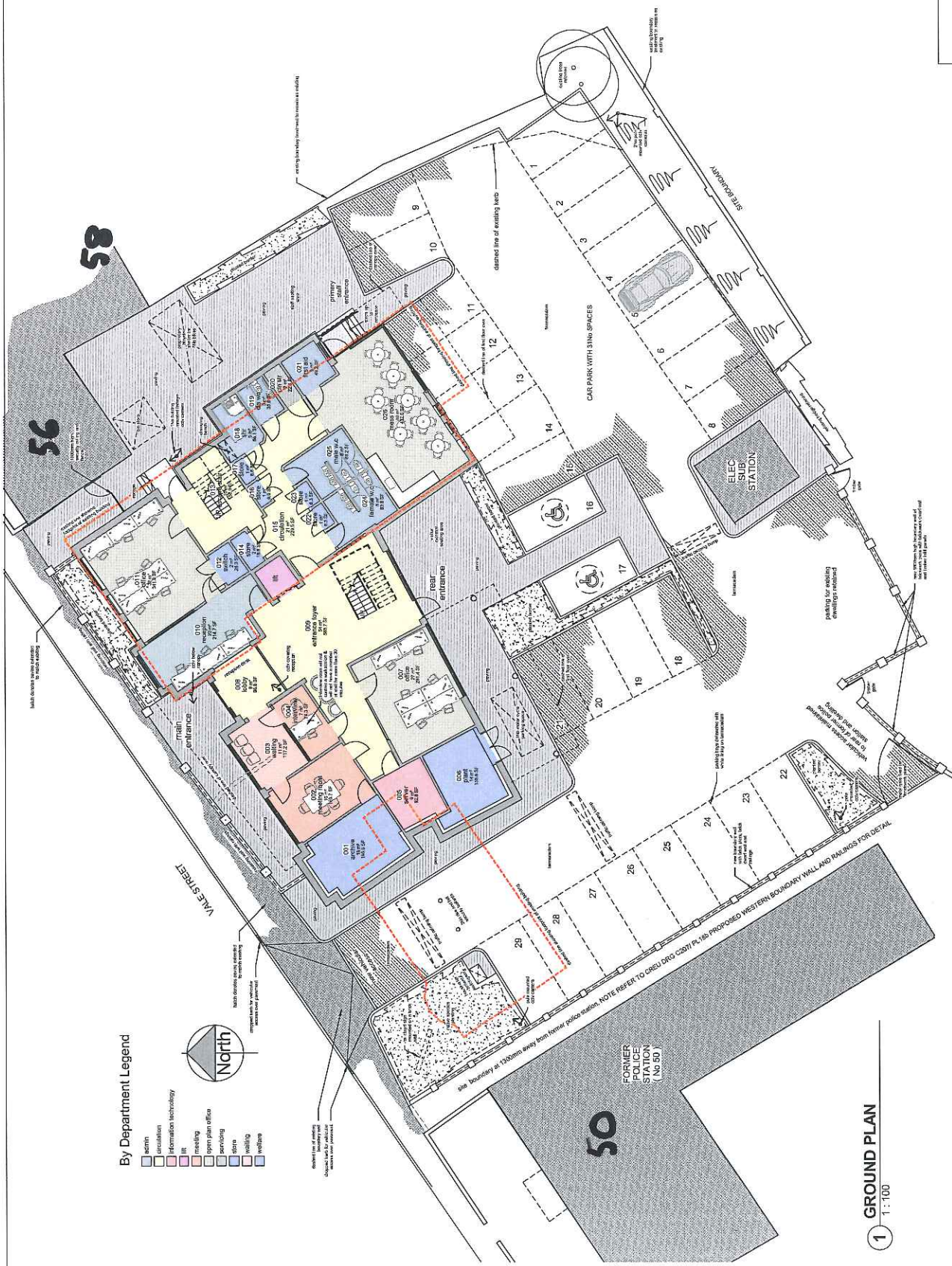
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

LAYOUT PLAN

CREU

SCALE @ 1:100 DRAWN A/R CHECKED A/R DATE AUG 12
 PROJECT TAI CLAYD, 54 STRYD Y DYFFRYN, DINB-G4
 SITE AND GROUND PLAN PROPOSED

REV A 13 FEB 12 - scheme revised assuming the existing office will be demolished
 REV C 13 MAR 12 - layout revised to suit client comments
 REV D 02 APR 12 - revised during planning consultation
 REV E 13 NOV 12 - eastern elevation moved away from 54 vale street following discussions with planning. parking layout revised to suit. south eastern boundary line revised to accommodate the new building and No. 56. use and lot bounds added to vehicle entrance, vehicle turning area, block wall with top coping aprons added to the planning level. revised layout revised to suit in the north east of the site.
 PERMITTED USES: COMMERCIAL OFFICE, RETAIL AND GUEST ACCOMMODATION



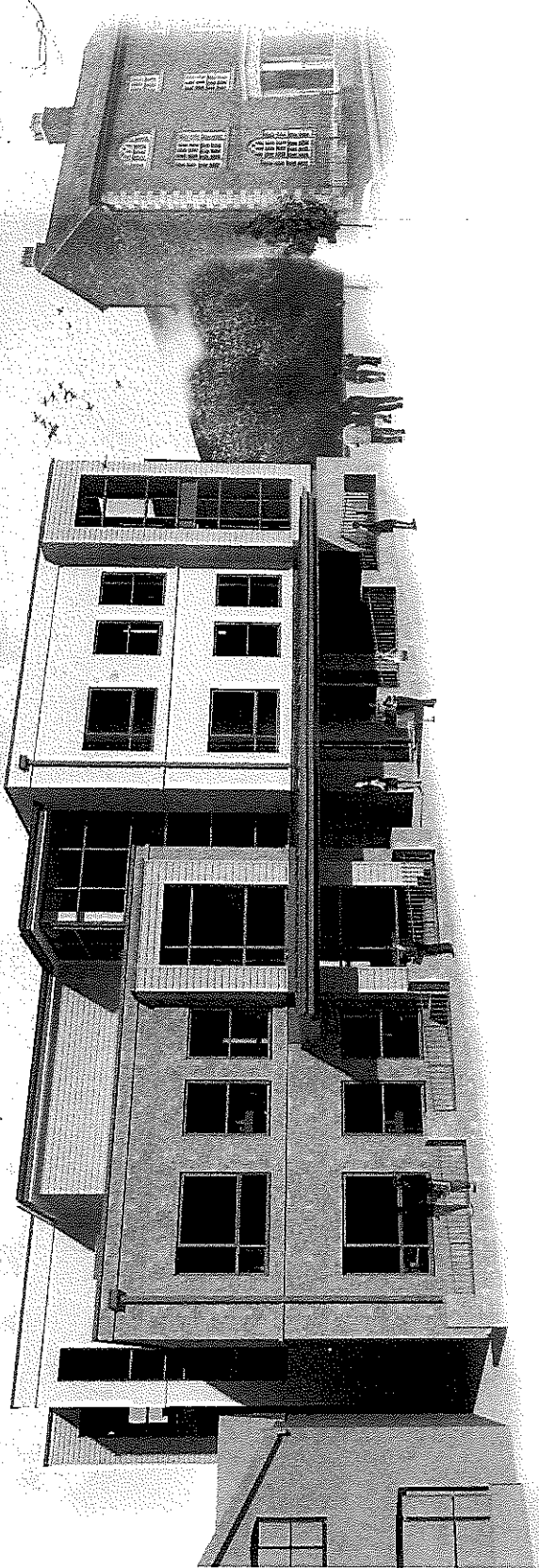
www.creuarchitecture.com

Fon - Phone : 01745 819056 E-mail : info@creu.biz C-yfairiad - Address : Upper Floor Studio, Diamond Building, 6 Highgate, Denbigh, LL16 3LE

VALE STREET FRONT ELEVATION

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RECEIVED
7 AUG 2012
DENBIGH COUNTY COUNCIL

REV B 06.AUG.12 - revised for planning submission
REV A 13.MAR.12 - revised to show new build scheme

SCALE @ A3
DRAWN AJR
PROJECT 54 STRYD Y DYFFRYN, DINBYCH
DRAWING TITLE VALE STREET FRONT ELEVATION
ISSUE DATE AUG.12 CHECKED AJR
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01/2012/1062/PP

01/0001062/PF

SCALE @ A3 DRAWN AJR PROJECT 54 STRYD Y DYFFRYN, DINBYCH
ISSUE DATE AUG.12 CHECKED AJR DRAWING TITLE VALE STREET UPPER PERSPECTIVE

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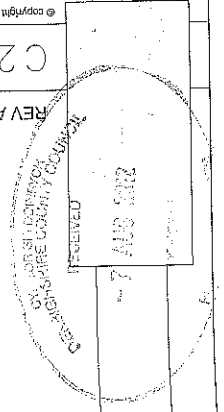
REV A 13.MAR.12 - revised to show new build scheme
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VALE STREET UPPER PERSPECTIVE

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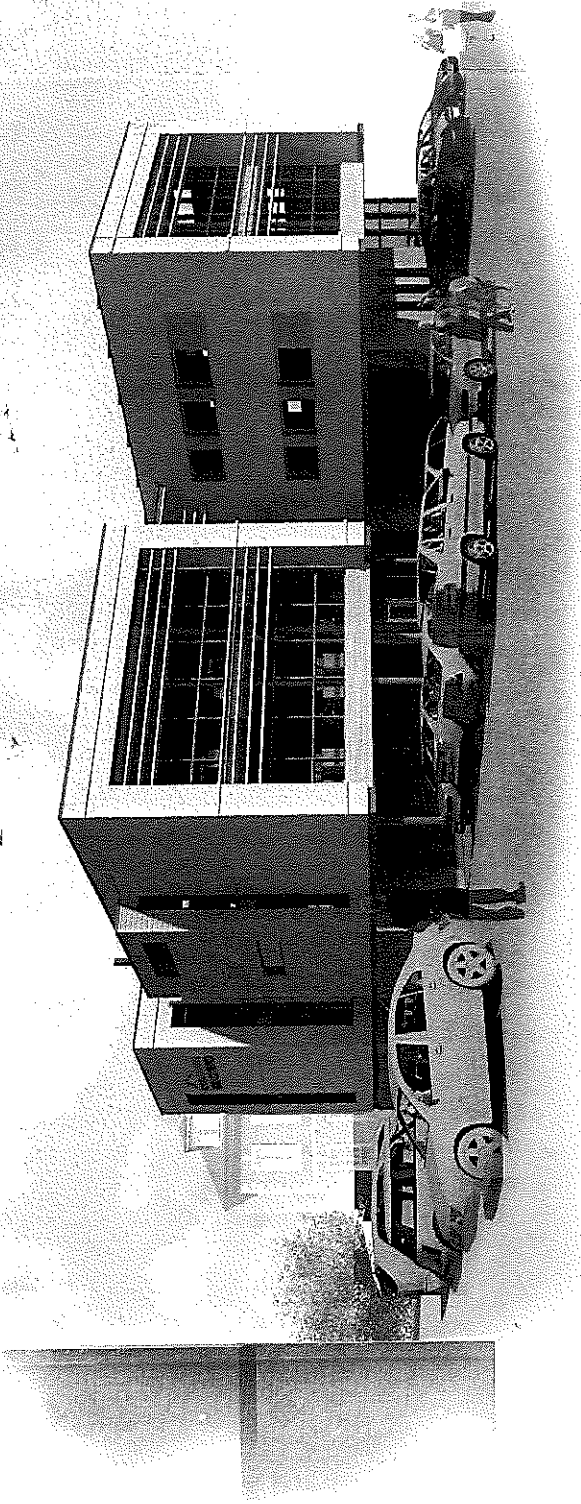
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REV A 06 AUG.12 - revised for planning submission

SCALE @ A3
DRAWN AJR
PROJECT 54 STRYD Y DYFFRYN, DINBYCH
DRAWING TITLE REAR PERSPECTIVE
CHECKED AJR
ISSUE DATE AUG.12

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REAR PERSPECTIVE

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01745 819056

ITEM NO: 1
WARD NO: Denbigh Central
APPLICATION NO: 01/2012/1062/ PF
PROPOSAL: Demolition of existing offices and erection of a new office building, relocation of vehicular access and associated works
LOCATION: 52 & 54 Vale Street Denbigh
APPLICANT: Cymdeithas Tai Clwyd
CONSTRAINTS: Town Heritage Area
 Conservation Area
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:

DENBIGH TOWN COUNCIL

"The Town Council whilst not objecting to the application have instructed me to write to convey the following observation:

- Concerns were raised regarding the possible impact of the proposed new building on No. 56 Vale Street.
- Concerns were also raised regarding the visual impact the proposed front canopy would have on Vale Street.
- A question was asked- whether the applicants have approached and sought advice from the Design Commission".

CLWYD POWYS ARCHAEOLOGICAL TRUST (CPAT)

No objection to principle of proposal. Recommends archaeological watching brief.

COUNTRYSIDE COUNCIL FOR WALES (CCW)

No objection

DENBIGH CIVIC SOCIETY

Concerns raised over appropriateness of the scale of the proposed building relative to those adjoining and the design and detailing of the proposal.

ENVIRONMENT AGENCY WALES

No objection.

DWR CYMRU/WELSH WATER

Request inclusion of conditions and advisory notes if permission is granted. These include the 'standard' requirements to drain foul and surface water separately from the site, and a specific condition relating to the timing of the commencement of use to coincide with the completion of upgrading works on the public sewerage system, i.e. April 2014.

THE GEORGIAN GROUP

Concerns raised over the design concept, it's impact of proposal on historic streetscape and the setting of No. 56 Vale Street.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Transport and Infrastructure

- Highways Officer

No objections, subject to inclusion of conditions requiring completion of access works before the development is brought into use.

- Biodiversity Officer

Protected Species Survey demonstrates there are no birds or roosting bats in the building. Suggests standard Reasonable Avoidance Measures should be followed.

- Conservation Architect

No objection to principle of the redevelopment of the site and design concept.

- County Archaeologist

No objection to principle of proposal. Recommends archaeological watching brief condition be imposed.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

W. Davies, Siabod, Post Office Lane, Denbigh

B. Foster, The Hollies, Windmill Lane, Balsall Common, Coventry

S. Cawthrey, Gallt Y Coed, 60 Vale Street, Denbigh

H. Moore, 60 Vale Street, Denbigh

R. Williams, 3 Tyn Y Parc, Ruthin

S. Carvell-Powell, Clwydian Cottage, 64 Vale Street, Denbigh

I. Powell, 64 Vale Street, Denbigh

R. Owen, 2 Dalar Wen, Denbigh

D.C. & J.N. Gwynn, 58 Vale Street, Denbigh

S. Edwards, 59 Vale Street, Denbigh

Summary of planning based representations in objection:

Character of area, modern design is inappropriate in the Conservation Area/ overly modern design/ inappropriate use of materials and scale.

Visual Amenity, overbearing impact of development in relation to street scene.

Residential Amenity, proposal would impact on amenity of adjacent occupiers, by overlooking, increased scale and mass and loss of light, increased noise and disturbance.

EXPIRY DATE OF APPLICATION: 14/10/2012

REASONS FOR DELAY IN DECISION (where applicable):

- timing of receipt of representations

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application seeks full planning permission to redevelop the existing Tai Clwyd office site and adjacent Old Police House by the erection of an office building, associated works and altered access. The proposal to demolish the buildings are also the subject of a separate Conservation Area Consent application, which is the subject of the following report on the agenda.

1.1.2 The scheme is submitted on behalf of Cymdeithas Tai Clwyd by CREU Architects.

1.1.3 The proposal involves:-

- the demolition of the existing buildings on the site, the Tai Clwyd office building and Old Police House, also used for office accommodation;
- the erection of a 'C' shaped 3 storey building fronting Vale Street, of some 1060 sq. metres floorspace comprising; at ground floor level a main reception, interview and meeting rooms, offices, toilets and staff welfare facilities; at first and second floor level more office space, meeting rooms and toilets.
- the creation of a single new vehicular access to the west of the existing access point, the provision of 31 off-road parking spaces to the west and southern sides of the building, including 2 accessible bays, 1 motor cycle parking bay and 8 cycle parking spaces.
- associated landscaping and planting works, and the creation of a private amenity area at the rear of the building.
- the maintenance of a vehicular access to the dwellings to the rear and the adjacent site (via the proposed new access onto Vale Street and the parking area).

1.1.4 The site is 0.15 hectares in extent. The plans show a development of modern design. The Architects have advised that the massing of the building 'gives continuation to the rhythm and massing of the streetscape'. The materials have been chosen to reflect those in the general area. The canopy is proposed on the front/north elevation to provide 'shelter and definition to the main pedestrian entrance'. The plans at the front of the report give an indication of the layout and elevation details of the development.

1.1.5 The application is accompanied by a detailed Design and Access Statement, a protected species survey, an archaeological evaluation report and a BREEAM Pre-Assessment Report.

- The Design and Access Statement refers to the site context and constraints, accessibility, character, community safety and environmental sustainability. An Addendum to the DAS was produced in mid- November to address some of the issues raised in the consultation process.
- The Protected Species report concludes demolition works would not have any significant impact on the favourable conservation status of bat or bird species.
- The Archaeological Evaluation refers to the results of pre-application investigation works on the site.
- The BREEAM Pre-Assessment refers to the potential for the building to achieve a BREEAM Very Good rating.

1.2 Description of site and surroundings

1.2.1 The application site lies on the south side of Vale Street, approximately halfway down the hill from the town square to the lights at the Rhyl Road / Ruthin Road junction.

- 1.2.2 It is occupied by buildings used as office accommodation for Tai Clwyd. No. 52 is a two storey brick building with flat roof. No. 54 is a two storey render building with slate roof.
- 1.2.3 The site has its access between No. 52 and No. 54 as present.
- 1.2.4 The site shares a boundary with the Grade II Listed Old Police Station (now known as Grove House) to the west. To the east it is bounded by the wall of the Grade II Listed No. 56 Vale Street, which is owned by Tai Clwyd and currently used for storage/office accommodation. To the south of the site there are semi-detached dwellings owned by Tai Clwyd and accessed from the site, an electricity sub station, and to the south east is a privately owned dwelling Yr Erw accessed off Park Street.
- 1.2.5 In the locality there is a mix of uses and development styles ranging in origin from the sixteenth to nineteenth century, with a range of Georgian and Victorian frontages. There is a range of scale of development from two to four storey buildings on Vale Street.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site lies within the town development boundary in the Unitary Plan, and is within Denbigh Conservation Area.
- 1.3.2 There is no specific designation on the site in the Unitary Plan proposals map.

1.4 Relevant planning history

- 1.4.1 The office use of No. 52 is well established; No. 54 had permission to be used for office accommodation when it was acquired by Tai Clwyd in 2003.

1.5 Developments/changes since the original submission

- 1.5.1 The proposal has been amended since its submission to take into account the initial response of the Georgian Group and a concern raised by Officers in relation to the siting of the proposal.

1.6 Other relevant background information

- 1.6.1 The application documents refer to pre-application consultation with stakeholders and officers.

2. **DETAILS OF PLANNING HISTORY:**

- 2.1 One recent application of relevance to this proposal:
01/2012/1063 This is the Conservation Area Consent Application for the demolition of the buildings, which forms the subject of the following report on the agenda.

3. **RELEVANT POLICIES AND GUIDANCE:**

The main planning policies and guidance are considered to be:

3.1 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

- Policy STRAT 1 - General
- Policy STRAT 6 - Location
- Policy GEN 1 - Development within Development Boundaries
- Policy GEN 2 - Development of unannotated land
- Policy GEN 6 - Development Control requirements
- Policy CON 5 - Development in Conservation Areas
- Policy CON 7 - Demolition in Conservation Areas
- Policy TRA 6 - Impact of new development on traffic flows
- Policy TRA 9 - Parking and servicing provision
- Policy ENP 4 - Foul & surface water drainage

- Policy EMP 6 - Office development
- 3.2 Supplementary Planning Guidance
 - SPG 8 - Access for All
 - SPG 18 - Nature Conservation and Species Protection
 - SPG 21 - Parking provision in new developments
- 3.3 GOVERNMENT GUIDANCE
 - Planning Policy Wales Edition 5 November 2012
 - TAN 12 - Design
 - TAN 18 - Transport
 - TAN 22 - Sustainable Buildings

4. MAIN PLANNING CONSIDERATIONS:

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

- 4.1.1 Principle of redevelopment
- 4.1.2 Impact on visual amenity/Conservation Area
- 4.1.3 Impact on residential amenity
- 4.1.4 Highways/parking
- 4.1.5 Drainage
- 4.1.6 Inclusive design
- 4.1.7 Sustainability/ BREAM considerations
- 4.1.8 Ecology

4.2 In relation to the main planning considerations:

4.2.1 Principle of redevelopment

The site lies within the development boundary of Denbigh and has no specific use designation in the Unitary Plan. The Unitary Plan looks to encourage sustainable development and concentrate new development into main centres such as Denbigh, in strategic policies STRAT 1 and STRAT 6. Policy GEN 1 favours development in main settlements and office development is permitted in edge of centre locations in policy EMP 6.

The proposal is considered to be consistent with the principles of the Unitary Plan's strategic and more specific policies; offering office accommodation in a location close to the town centre.

4.2.2 Impact on visual amenity/character of Conservation Area

The Unitary Plan's main policies obliging consideration of impact on visual amenity and the character of a Conservation Area are GEN 6, and CON 5 and CON 7. These require due assessment of the acceptability of new development on its surroundings/townscape; and in respect of the Conservation Area, require that development preserves or enhances the character of that area; and that demolition of buildings is justified following evaluation of the potential for re-use or adaptation of existing buildings, the contribution of those buildings to the character of the area, and the acceptability of the redevelopment proposals.

The submission argues the case that the proposals for demolition and redevelopment are acceptable in relation to UDP policies. It contends the 'modern' scheme is appropriate in this location, respecting the mixed character of development in the Conservation Area. The Conservation Architect's view is that the overall concept addresses issues such as the relationship and massing of the building within the surrounding built environment, and suggests that modern architecture can be appropriate in the Conservation Area particularly where it is relevant. He considers that the existing pattern of development in Denbigh demonstrates that different styles of architecture can coexist successfully. His only concern relates to the selection of external materials, in particular the proposal to use timber

cladding on the building. The Georgian Group have raised some concerns with the proposal, initially these related to the impact on the Grade II Listed Terrace to the east, their second response raised questions over the principle of the redevelopment. The Agent has tried to address these concerns by moving the building to the west and removing the multiple projecting bays on the original scheme. There are a number of individual objections to the design of the building.

The design of the building has raised a range of responses. Officers' opinion is that with respect to the concerns expressed, the modern approach to design would not be inappropriate given the variation in the scale and styles of development in the locality, and that to respect the concerns of the Conservation Architect, conditions should be considered to agree the final external materials. A redevelopment would remove what is currently an unremarkable building in the Conservation Area midway down Vale Street, and result in a modern redevelopment which would not be out of place in this location. The proposal is not considered to conflict with policies GEN 6, CON 5 and CON 7.

4.2.3 Impact on residential amenity

The main Unitary Plan policy requiring assessment of impact on residential amenity is GEN 6.

The issues to address here are the potential impacts of the new building in terms of overlooking/overshadowing of residential properties to the east and south of the site, and nuisance/noise/disturbance to residents from the proposed use. There are objections based on those potential impacts, including from the Town Council.

Looking first at the physical detailing of the proposed building, it is to be noted that the footprint of eastern side of the building is similar to the existing office building although the 3 storey height of the building is greater than the existing. The western side of the building would be sited further from Grove House to the west to accommodate the access. The initial scheme has been amended to take into account concerns of officers relating to overbearing impacts of the eastern side elevation and its stepping out. This amendment involved re-siting, hence the wall of the eastern elevation would be further from the boundary.

The windows on the eastern side of the building are high level to serve stores and offices. The windows proposed on the south elevation at each level would serve offices and meeting rooms, however it is noted that there would be some horizontal solar shading on these windows as they would serve the south elevation. The rear elevation of the proposed building would be 21 metres from the rear elevation of the dwelling to the rear Yr Erw and the terrace of The Paddock.

This is a historic town centre location where the pattern of development is quite mixed and close knit. In Officers' opinion the proposal would not result in significantly greater levels of overshadowing of adjacent residential properties or bring about unacceptable levels of overlooking, to warrant refusal.

Officers do not consider the office use of this scale on an would be inappropriate in this town centre location, in respect of generating unacceptable nuisance, noise, or disturbance to occupiers of dwellings in the locality. The proposal is not considered to conflict with the residential amenity considerations of policy GEN 6.

4.2.4 Highways/parking

The main Unitary Plan policies relevant to assessment of highway impact are TRA 6 and TRA 9. TRA 6 permits new development provided there are no

unacceptable impacts 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 also contains basic tests including in vii a requirement that development provides safe and convenient access for a range of users, and adequate parking and servicing.

The application proposes a new access and the provision of parking for 31 vehicles as well as motor cycle and cycle parking. The Highways Officers have no objections to the proposals subject to conditions to control the precise layouts.

Taking into account the existing situation at the site, and the detailing of the proposal, it is suggested the scheme offers a considerable improvement on the current access and parking arrangements. The proposal is considered to meet the standards set out in SPG for parking and would be acceptable in terms of policies TRA 6 and TRA 9.

4.2.5 Drainage

Drainage considerations are contained in Policies ENP 4 of the Unitary Plan. The basic requirement is to ensure there are no unacceptable flooding, foul or surface water impacts from development.

The site is close to an existing town centre and has been in commercial use for years. Dwr Cymru/Welsh Water are undertaking improvement works to the foul sewer system and have no objections to the piped drainage proposals subject to any new development connecting to the system after 1st April 2014.

Subject to the inclusion of suitable conditions as specified by Dwr Cymru/Welsh Water, the development is considered to be acceptable in relation to policy ENP 4.

4.2.6 Inclusive design

The requirement for mandatory Access Statements is outlined in TAN 12 Design and TAN 18 Transport, and Policy GEN 6, which sets out the need to provide safe and convenient access for persons with disabilities. SPG 8 – 'Access for All' supplements this policy, along with the Council's document 'Planning and Inclusive design'.

The submitted Design and Access statement outlines a positive approach to inclusive design, respecting Welsh Government's approach. The plans demonstrate how levels are to be managed and how the design of specific features in the development are to be geared at meeting the needs of a range of users.

4.2.7 Sustainability Code considerations

Policy STRAT 2 in the Unitary Plan requires new development to be sited, designed, and constructed to be as energy efficient as possible. Recent Welsh Government guidance/policy advice in Planning Policy Wales, TAN 12 and TAN 22 now sets specific sustainability standards for new buildings in order to reduce their impact on the environment, and to tackle climate change.

The submission confirms the proposal is to achieve the BREEAM Very Good rating for non-residential developments.

The Sustainability Code issues can be adequately addressed through planning conditions.

4.2.8 Ecology

Unitary Plan policies, Welsh Government guidance and current legislation oblige due consideration of impact on ecological interests, and in particular protected species (ENV 1, ENV 6 and GEN 6). This approach is supported by SPG 18 – Nature Conservation and Species Protection.

There are no objections to the proposal from the County's Biodiversity Officer on grounds of impact on ecological interests, subject to imposition of a condition to oblige implementation of the recommendations in the Ecology report. These are considered likely to ensure suitable protection in the event that any protected species are uncovered during demolition works.

5. SUMMARY AND CONCLUSIONS:

5.1 In officers opinion, subject to conditions, the scheme to redevelop the site merits support and 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. **PRE-COMMENCEMENT CONDITION**
Prior to the commencement of the development, the written approval of the Local Planning Authority shall be obtained in respect of the walls and roof materials to be used for the development hereby permitted and no materials other than those approved shall be used.
3. No buildings on the application site shall be brought into beneficial use earlier than 1st April 2014 unless the upgrading of the public sewerage system into which the development shall drain has been completed and written confirmation of this has been issued to the local planning authority by Dwr Cymru/Welsh Water.
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. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i. the parking of vehicles of site operatives and visitors;
 - ii. loading and unloading of plant and materials;
 - iii. storage of plant and materials used in constructing the development;
 - iv. the erection and maintenance of security hoarding;
 - v. wheel washing facilities if considered necessary by the highway authority;
 - vi. measures to control the emission of dust and dirt during demolition and construction;
 - vii. a scheme for recycling/disposing of waste resulting from demolition and site clearance.
8. The development hereby permitted shall be undertaken in accordance with the recommendations of the Protected Species Report received by the Local Planning Authority on 7th August 2012.
9. Construction of any building hereby permitted shall not begin until an Interim Certificate has been submitted to the Local Planning Authority, certifying that a minimum BREEAM overall very good rating and a minimum of 6 credits under Ene1 - Reduction of CO2 requirements of BREEAM in force at the time of the grant of this permission.
10. Prior to the occupation of development hereby permitted, a Final Certificate shall be submitted to the Local Planning Authority, certifying that a minimum (BREEAM) overall very good rating and a minimum of 6 credits under Ene 1 - Reduction of CO2 Emissions; has been achieved for that building in accordance with the requirements of BREEAM in force at the time of the grant of this permission.
11. **PRE-COMMENCEMENT CONDITION**
No development shall take place until there has been submitted to, and approved in writing

by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

- (a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development.
- (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;
- (c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas;
- (d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;
- (e) Proposed positions, design, materials and type of boundary treatment.

12. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years 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.

13. No development shall take place within the application area until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to the applicant and approved in writing by the local planning authority. The archaeological work will be undertaken to the standards laid down by the Institute for Archaeologists. On completion of site work and any post-excavation analysis a report on the investigation will be submitted for approval to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. tel: 01938 553670.

14. Full details of the access, widening of the existing footway and associated highway works as indicated on the approved plan shall be submitted to and approved in writing by the Local Planning Authority before any works start on site. The details to be approved shall include the detailed design, construction and drainage and the works shall be fully constructed in accordance as the approved details before the development is brought into use.

15. In relation to the carrying out of the works, no development shall be permitted to take place until the written approval of the Local Planning Authority has been obtained in relation to the site compound location, vehicular access including the design and construction of the access, traffic management scheme, vehicle wheel washing facilities, hours and days of operation and the management and operation of construction vehicles, the works shall be carried out strictly in accordance with the approved details.

16. Notwithstanding the submitted car parking layout details, a revised car parking layout shall be submitted to and approved by the Local Planning Authority before development commences with the approved scheme implemented before the development hereby approved is brought into use.

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. To mitigate the existing hydraulic overloading of the public sewerage system and to ensure the local community and environment are not unduly compromised.
4. To protect the integrity of the public sewerage system, to prevent hydraulic overloading of the system, and to protect the health and safety of existing residents.
5. To protect the integrity of the public sewerage system, to prevent hydraulic overloading of the system, and to protect the health and safety of existing residents.
6. To protect the integrity of the public sewerage system, to prevent hydraulic overloading of the system, and to protect the health and safety of existing residents.
7. In the interests of residential amenity and the users of the adjacent highways during

demolition and construction works.

8. In the interests of nature conservation.
9. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
10. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
11. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
12. To ensure a satisfactory standard of development, in the interests of visual amenity.
13. In the interests of archaeological investigation and recording.
14. In the interest of the free and safe movement and traffic on the adjacent highway and to ensure the formation of a safe and satisfactory access.
15. In the interest of the free and safe movement of traffic on the adjacent highway and in the interests of highway safety.
16. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.

NOTES TO APPLICANT:

Condition No. 14 of this permission requires the carrying out of a photographic survey. The applicant is expected to pay for and complete the photographic survey. Professional photographers may be used where access to a camera or technical difficulties are encountered but the applicant should be aware that this will significantly increase the cost of the survey.

Photographs should be taken using a digital camera with a minimum resolution of 4 megapixels and preferably 8 megapixels or more.

Photographs should be taken at the highest jpeg resolution setting available on the camera (usually Fine or Super Fine). The saved photographs must be copied onto a good quality branded CD or DVD disk in the jpeg/jpg file format.

Note: Digital photographs presented on normal paper or photographic paper will not be accepted as they are not archivally stable in the long term.

The use of a standard flashgun is recommended indoors to light the interior views.

If available a measured scale should be placed within each but this is not essential.

Photographs should be taken of all exterior and interior wall elevations which are affected by the development together with photographs of interior roof detail where this is altered. Features of particular interest (e.g. obvious differences in wall makeup, windows and doors whether blocked up or not, fireplaces, timber framing, stairwells, cellars) should also be fully photographed.

The applicant should indicate where the views taken are positioned on an architect's floor plan of the building. Location reference numbers on the plan/s should utilise the digital photo numbers from the camera for cross reference purposes.

The applicant must check the photos at the application site to ensure there are no blurred or poorly lit images. If some images are blurred, please increase the speed at which the exposures are taken (1/125 is a good minimum) and re-take the images. If images are poorly lit please check your flash is working and/or increase the aperture. Setting the camera ISO at 200 or 400 will also allow higher shutter speeds to be used in dimly lit locations.

The photographs should then be sent to: Mark Walters, Development Control Section, Clwyd-Powys Archaeological Trust, 7A Church Street, Welshpool, Powys, SY21 7DL (Tel: 01938 553670). CPAT will confirm receipt of your photographs and inform the planning authority that the condition has been satisfied.

CPAT have recommended that a period of one month between demolition of the old buildings

(including clearance of the demolition debris) and commencement of the construction of the new buildings is retained for archaeological investigation and excavation as a condition of consent. It will be critical to the success of the archaeological mitigation that this window of opportunity is made available without any construction pressures from the developer. During demolition clearance an archaeologist should also be present as part of a watching brief to determine the point at which demolition rubble and pre-existing foundation clearance should stop and archaeological investigation can begin. This should be considered when the watching brief is being submitted for consideration under the above condition.

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.

Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).

Your attention is drawn to the attached notes relating to applications for consent to construct a vehicular crossing over a footway / verge under Section 184 of the Highways Act 1980.

Your attention is drawn to the attached Advice from Dwr Cymru/Welsh Water.

Please see attached guidance notes from the Environment Agency