



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Heading:

02/2012/1324

Ysgol Brynhyfryd/Leisure Centre

Mold Road, Ruthin

1



Application Site



Date 10/1/2013

Scale 1/2500

Centre = 313144 E 358281 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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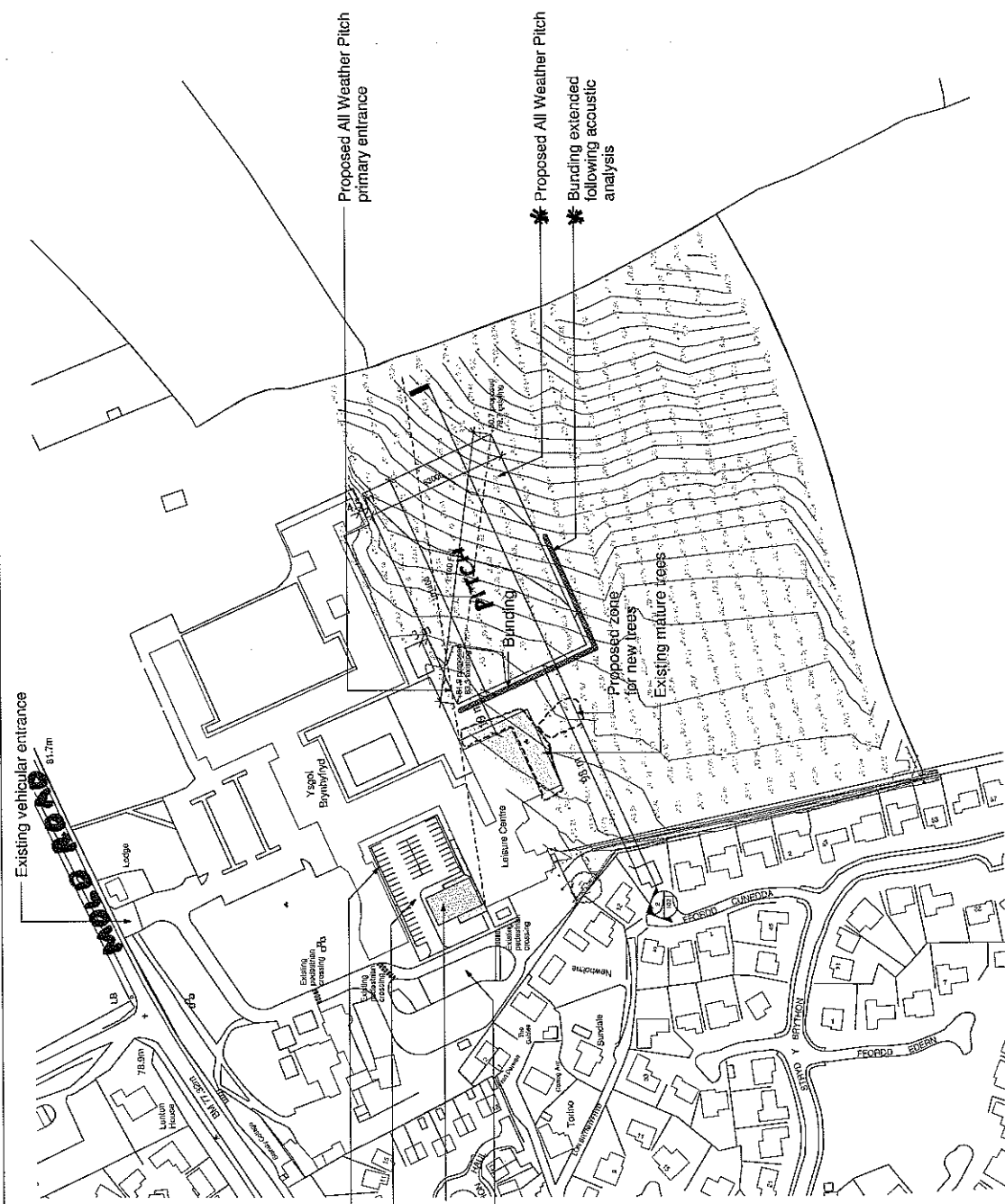
SITE PLAN

The Contractor is advised that the site plan is a preliminary design and is subject to change without notice. The Contractor is advised that the site plan is a preliminary design and is subject to change without notice.

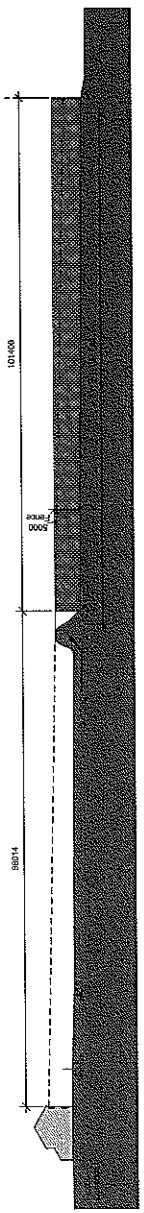


Dimensions stated are approximate to +/- 1m

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99	Project Author	POZZONI
100	Project Reviewer	POZZONI



Proposed Site Plan
1:1,000



AWP Site Section
1:500

POZZONI

10, Bunting Court Lane
Walsley, West Yorkshire
WF1 4ET
01924 784444
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BUILDING LAYOUT

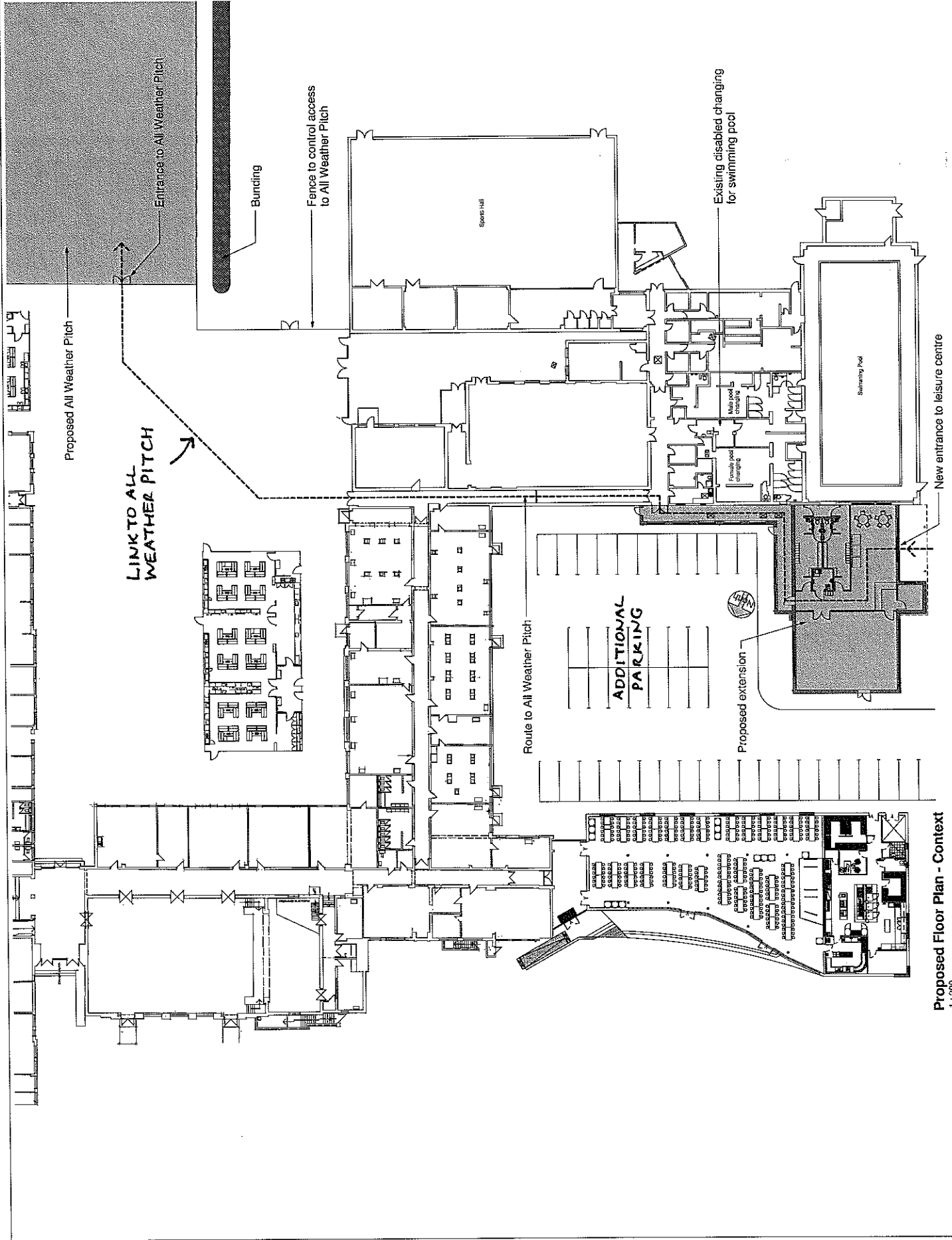
Notes:
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Scale: 1:200
 Date: 08/12/12
 Project: P3138 - 106
 Client: ...
 Architect: ...
 Engineer: ...
 Designer: ...

Rev.	Description	By	Date
1	BSS		
2	Ruini Laboro Centro		
3	Proposed Floor Plan Context		
4	P3138 - 106		
5	08/12/12		@ A1
6	GRK	GRK	MES
7	GRK	GRK	MES
8	Final A1/1	Terzaghi	Cominoli
9	Update	Cominoli	Al. B. B.

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Proposed Floor Plan - Context
 1:200

ITEM NO: 1

WARD NO: Ruthin

APPLICATION NO: 02/2012/1324/ PF

PROPOSAL: Erection of extension to existing leisure centre comprising fitness suite and changing facilities with provision of additional car parking spaces on former all-weather pitch area. Construction of new all-weather pitch (synthetic grass surface suitable for tennis, hockey, football and netball) with proposed perimeter fencing and floodlighting.

LOCATION: Ruthin Leisure Centre Ysgol Brynhyfryd Mold Road Ruthin

APPLICANT: Denbighshire County Council Sion Goldsmith - Leisure Services

CONSTRAINTS: Groundwater Vulnerability 1

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
- Application by County Council on Council land

CONSULTATION RESPONSES:

RUTHIN TOWN COUNCIL

"No objection" (To original and amended submissions)

CLWYD-POWYS ARCHAEOLOGICAL TRUST (CPAT)

Site lies close to prehistoric and medieval features located during an evaluation and watching brief for an earlier extension. Recommends an archaeologist be contracted to be present throughout excavations so that an adequate archaeological record of any features revealed by works can be made : hence suggests the inclusion of a suitable condition.

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Transport and Infrastructure

- Highways Officer

No objection

Pollution Control Officer

Notes the increase in height and extent of the bund is a positive move, and increases its effectiveness. Suggests the inclusion of conditions to control noise levels arising from the new all weather pitch, to prohibit spectator use of the bund, and to control light spillage.

County Archaeologist

Agrees with CPAT that a watching brief condition will ensure an opportunity to record any items of interest.

RESPONSE TO PUBLICITY:

Representations in objection received from:

Christopher Lewis, 51 Stryd y Brython, Ruthin - e-mail
Mr & Mrs Hitchings, 6 Ffordd Cunedda, Ruthin
Mr. J.C. & Mrs. N.P. Jones, 8, Ffordd Cunedda, Ruthin
Mrs Avril Davies, 2 Ffordd Cunedda, Ruthin
Clwyd Roberts, 47 Stryd y Brython, Parc Brynhyfryd
Mr. & Mrs. D. B. Jones, 4, Ffordd Cunedda, Ruthin
G. & N. Slater, 10, Ffordd Cunedda, Ruthin

Summary of planning based representations in objection:

Principle

Improvements for general population shouldn't be at expense of impact on local residents

Residential Amenity Impact

- Noise pollution and disturbance from use of all weather pitch / original acoustic assessment flawed (inadequate account of potential scale of use of new facility, readings from far side of proposed pitch, no account of spectator noise, under plays potential usage / adequacy of mitigation (mounding, fencing, tree planting) questionable / facility will attract teenagers not involved in sports activity and add to disturbance.
- Light pollution.
Concerns over extent of intrusion from lighting system particularly in winter months / lighting report is highly technical and provides information on levels on the playing surface but not on neighbouring properties / no information in submission on lighting on access paths / impact would be contrary to Policy ENP 1 – Pollution and cause public / private nuisance.

Visual amenity impact

Unacceptable impact on residents of Ffordd Cunedda from sports pitch / views from dwellings are of the outline of hills, but will be affected by lighting and scale of development / impact on green belt and barrier contrary to Policy STRAT 7 / impact on views into and out of the Clwydian Range AONB, including from glare of lights / floodlights are too high.

Scale of development

Questionable need for full size all weather pitch / why is half size pitch option not considered, which would be a less intrusive option for residents.

Planning Policy objections

Land is protected by Policy REC 1 (Protection of existing open space) and seems contrary to policy as it should be regarded as development not an extension of open space / would result in loss of existing hockey, rugby, cricket and running track / conflict with other policies relating to visual and residential amenity.

Other matters

- Adequacy of consultations
Concern over extent and timing of pre-application consultation by applicants / inadequate opportunity to seek opinions of residents and users of the existing facility / poor attempts by County Council to engage with residents, contrary to its priorities of getting closer to the community.
- Questionable responses on submitted application forms. Misleading answers on numbers using facilities / consultation process / confusion over opening times for fitness suite and all weather pitch.

- Competition with existing businesses who offer gym facilities.
- Options for provision of new pitch / lack of co-ordination with Lon Fawr. Users may have preferred developing new facilities at Lon Fawr and a refurbishment of existing all weather pitch / proposals seem to be competing with Lon Fawr facilities / could pitch not be moved further from houses / development would impact on existing sports pitches.
- Impact on value of private properties. Potentially significant effect demonstrates negative impact on properties / loss of views
- Location of disabled changing facility. Does not have direct access to swimming pool, possibly in breach of Equality and Disability Acts.

EXPIRY DATE OF APPLICATION:

REASONS FOR DELAY IN DECISION (where applicable):

- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 The application is submitted by agents acting on behalf of the Council's Leisure Services Section. It relates to developments of the Leisure Centre and sports facilities at Brynhyfryd School in the form of:
- a) A new fitness suite and changing area, with an additional 45 parking spaces;
 - b) A new 'all weather' pitch;
- and other remodelling work to establish the fitness suite as the main entrance to the leisure centre.
- 1.1.2 The application was submitted in October 2012 and, following consideration of objections, was revised in December 2012.
- 1.1.3 The proposed fitness suite and parking spaces would be located in the position of an existing 55m x 30m floodlit all weather pitch, which is adjacent to the main leisure centre building and associated parking area. The fitness suite would contain 25 stations and changing facilities designed to allow users of the centre to access the existing swimming pool outside school hours. The building proposed would be single storey, with a monopitch roof and white rendered walls (similar to the recently built cafeteria), and an overhanging canopy at the main entrance. The remaining area of land occupied by the existing all weather pitch would be occupied by the 45 parking spaces; and would be lit by 4 lighting columns, with 2 others being removed. The basic details can be seen on the plan at the front of the report.
- 1.1.4 The proposed new all weather pitch would be located immediately to the east of the main sports hall building and south of the main school buildings, on part of the extensive playing field area currently in use as a hockey pitch and rugby field. It would measure 101m x 63 metres. Site levels mean the pitch would be cut into the ground at its west end (up to 1.4 metres below current ground level). It is proposed that the pitch surface would be a synthetic green material, enclosed by 5m high green mesh fencing, and excavated soil would be used to create a bund running alongside the western side and half way along the southern side of the pitch. The bund would be between 2 and 3 metres high, but because of land levels and the proposal to cut the pitch into

the contours at the west end, would mean the crest of the bund along the west side would be virtually at the top of the 5m high perimeter fencing around the west end of the pitch. Floodlighting is proposed in the form of 8 columns, each 14 metres high, arranged in rows of 4 on the north and south sides of the pitch. The position of the pitch is shown on the plan at the front of the report, and would be some 98 metres from the nearest dwelling on Ffordd Cunedda to the west, and some 200m from the nearest dwelling on Mold Road.

- 1.1.5 The application is accompanied by a range of documents in addition to the plans and drawings, including a Design and Access Statement, an Acoustic Assessment and Lighting System details. The documents provide supporting information of relevance to the proposals, in explaining the rationale for the development and matters taken into account to mitigate impacts on occupiers of residential property nearby. Points of particular relevance are summarised below:

The Design and Access Statement

- Ruthin Leisure Centre shares its facilities with Brynhyfryd High School. The extension and all weather pitch would serve school and leisure users.
- The existing all weather pitch is surrounded by buildings on 3 sides and is too small to offer use for a full range of sports; its surface is old and in need of repair; and the existing leisure centre entrance is hidden from view from the parking area.
- The fitness suite would provide a new main entrance and identity to the Leisure Centre, and permit access to the swimming pool out of school hours. Its design is sympathetic to existing development. The additional parking spaces are proposed primarily to serve the fitness suite.
- Plans for the all weather pitch have been developed to provide a facility for school and public use, for football, tennis, hockey and netball.
- Siting of the new all weather pitch has been carefully considered to be as far away as possible from surrounding houses, and there would be mounding along the western side to assist reduce visual and noise impact.
- Leisure Centre opening hours are proposed as 0730 – 2200 Monday to Friday; 0830 – 1730 Saturday; and 0900 – 1730 Sunday (this being an extension of 2 hours on Saturday and Sunday).
- The operation of the new all weather pitch is proposed between 0900 – 2130 Monday to Friday (lights out by 2200); 0900 – 1700 Saturday, Sunday and Bank Holiday (lights out by 1730).
- The developments would be of benefit for the school and local community, and help safeguard the centre and the employment it provides.
- The area around the proposed fitness suite is relatively level and allows easy access for disabled persons. There is a disabled changing facility and circulation routes and openings designed for ease of access.

The acoustic assessment

- This is a document produced by Spectrum Acoustic Consultants and assesses the potential noise arising from the use of the all weather pitch at residential properties around the site. It uses measured and predicted noise levels from the use of the pitch to conclude on the impacts, having regard to existing guidelines for the rating and assessment of noise.

- The assessment accepts the need to balance the potential impact of the use against the enjoyment/benefit of participants.
- The assessment provides detailed noise contour maps and indicates predicted noise levels at the nearest noise sensitive premises (houses at Ffordd Cunedda) of up to LAeq 35dB assuming the proposed mounding and levels.
- It is stated that whilst activities on the all weather pitch would be audible and of a character different to the existing environment likely to attract attention from local residents, noise levels would meet British Standard and World Health Authority guidelines, including in external amenity areas and internally when windows are open. (The additional information submitted in December 2012 includes a new noise contour map showing the improvements brought about by the extension of the bund around the southern side of the proposed pitch).
- The conclusions are that although noise from the pitch would be audible and introduce a new noise character into the environment, there is no technical evidence to suggest resulting noise levels would give rise to significant adverse impact on health and quality of life when set against objective amenity tests.

The lighting documents

- This consists of technical documents with detailed drawings showing information on lighting levels: with the proposal being for a 'down lighting' system controlling light spill, lighting glare and upward leakage of light.
- The lighting system shown indicates no upward light spillage, even without cowls or louvers.

Neighbour consultations

- The application forms confirm the proposals have been presented to Ruthin Town Council in September 2012 and a meeting for existing customers and residents was organised for early October 2012 (letters having been sent to residents to invite them to view the proposals). The additional information submitted in December 2012 is prefaced by a statement confirming that revisions to the proposals demonstrate how concerns raised have been addressed – including how light spill would be minimised; how the additional bunding would impact on predicted noise levels (noise modelling plans are attached); how pedestrian access to the pitch would be achieved (through the existing building to an entrance on the north side – see the plan at the front of the report; and there is commentary on the consultation process through which the project has developed (Sufficiency Review and liaison with Llanfwrog Community Association).

1.2 Description of site and surroundings

- 1.2.1 The Brynhyfryd School complex is sited on the south side of the A494 Mold Road, opposite the playing field and buildings of Ruthin School.
- 1.2.2 The High School has been developed over many years with a mixture of buildings of different styles spread over a large area. It incorporates a Grade 2 listed building near Mold Road (used as 6th form 'house'), a main building of 2 storey height, and a range of single storey sections, a sports hall and swimming pool.
- 1.2.3 The buildings are set in extensive grounds incorporating open playing fields on the north, east and southern sides. There are areas marked out for a range of sports including football, rugby, hockey and athletics.

- 1.2.4 The main vehicular access into the site is off the Mold Road. There is a footpath access from Llanrhydd Street / St. Meugans which runs along the west side of the main playing field area, which borders the residential development in Brynhyfryd Park.
- 1.2.5 The nearest dwellings to the site are along the western boundary, in Brynhyfryd Park (see plan at the front of the report). The existing all weather pitch, where the fitness suite is proposed, is within 35 metres of dwellings off Lon Brynhyfryd and 80 metres of dwellings on Fron Haul.
- 1.2.6 The sports facilities at Brynhyfryd have been developed for joint use by pupils and the local community for many years. They include a swimming pool, gymnasium used for a range of sports, and the all weather pitch used for football, hockey, basketball etc.

1.3 Relevant planning constraints/considerations

- 1.3.1 The main building complex including the site proposed for the fitness suite at Brynhyfryd is within the Unitary Plan Development Boundary for Ruthin. The playing fields immediately to the south of the building complex are outside the development boundary and are indicated as protected open space subject to policy REC 1 of the Unitary Plan.

1.4 Relevant planning history

- 1.4.1 None of direct relevance to the current proposals.

1.5 Developments/changes since the original submission

- 1.5.1 Revised plans were submitted in December 2012 including a number of clarifications of detail and changes to the proposals to address matters raised by objectors. Section 1.1 of the report outlines the details of the scheme; the main amendments being a higher and extended bund around the all weather pitch, technical information confirming the improvements this would make to noise levels relative to the nearest residential properties, and clarification of the development of the scheme in liaison with the Llanfwrog Community Association.

1.6 Other relevant background information

- 1.6.1 The application is submitted on behalf of the County Council's Leisure Services Section.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None.

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 STRAT 7 | - | Environment |
| Policy STRAT 13 | - | New developments |
| Policy STRAT 16 | - | Community Facilities and Benefit |
| Policy GEN 1 | - | Development within Development Boundaries |
| Policy GEN 3 | - | Development Outside Development Boundaries |
| Policy GEN 6 | - | Development Control Requirements |
| Policy ENV 1 | - | Protection of the Natural Environment |
| Policy ENV 2 | - | Development affecting the AONB / AOB |

- Policy ENV 7 - Landscape/Townscape features
- Policy TRA 6 - Impact of New Development on Traffic Flows
- Policy TRA 9 - Parking and Servicing Provision
- Policy CON 11 - Areas of Archaeological Importance
- Policy REC 1 - Protection of existing open space
- Policy REC 4 - Recreation facilities within development boundaries
- Policy REC 5 - Recreation facilities Outside Development Boundaries

3.2 Supplementary Planning Guidance

- SPG 8 - Access for all
- SPG 21 - Parking requirements in new development

3.3 GOVERNMENT POLICY / GUIDANCE

Planning Policy Wales Edition 4 2011

- TAN 11 - Noise
- TAN 12 - Design
- TAN 16 - Sport Recreation and Open Space
- TAN 18 - Transport

4. MAIN PLANNING CONSIDERATIONS:

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

- 4.1.1 Principle of development
- 4.1.2 Residential amenity impact
- 4.1.3 Visual impact
- 4.1.4 Highway and parking impact
- 4.1.5 Archaeological implications
- 4.1.6 Design and Access/Sustainability/Access for All issues

4.2 In relation to the main planning considerations:

4.2.1 Principle of development

Strategic and general policies of the Unitary Plan offer basic support for the principle of proposals to develop/enhance recreation facilities for school and Community uses, subject to due assessment of localised impact. There are issues of principle to address in relation to the development of the all weather pitch on land which is outside the development boundary and is protected by Policy REC 1 of the Unitary Plan; but policy GEN 3 clearly permits exceptions to restrictions on development outside development boundaries where these are in connection with leisure and recreation and existing educational establishments (test vi). It is not considered that there is any conflict with REC 1 which seeks to avoid the loss of existing open space, which is not the case here, particularly as there is potential community gain from a new all weather pitch on part of a large playing field, which can be re-organised to accommodate pitches etc. which may be affected by the all weather pitch development. Policies GEN 6 and REC 4 of the Unitary Plan, Planning Policy Wales and TAN 16 recognise that development, including new recreation facilities, need to be considered against amenity, environmental, highway and parking impacts, including whether the principle is acceptable. These impacts are considered in the following sections.

4.2.2 Residential amenity impact

Policy GEN 6 of the Unitary Plan requires assessment of the impact of development on the amenities of local residents. In this instance the main issues are considered to be the potential for noise and disturbance from the new developments and the effects of the floodlighting around the new all weather pitch.

Representations from local residents express specific concerns over potential

impacts from the lights, and noise generated from the all weather pitch. These suggest the original submission is inadequate to address pollution issues likely to arise, either underplaying the impacts or not providing information sufficient to reach reasonable conclusions. The concerns are that the all weather pitch would give rise to unacceptable levels of light pollution and disturbance from noise, adversely affecting the enjoyment of existing dwellings. In relation to revised details submitted in December 2012, there are no additional matters raised by local residents at the time of drafting this report (any received prior to Committee will be referred to on the late representations sheet)

The applicants/agents position is set out in detail in section 1.1 of the report; and suggests that full account has been taken of residents' concerns through revisions to elements of the scheme which would address matters of impact, in particular in terms of noise, disturbance and light spillage. The Council's Pollution Control Officer has confirmed that revisions to the scheme in the form of increasing the height and extent of the proposed earth bund around the all weather pitch would increase its effectiveness, and he raises no objections to the proposals subject to inclusion of conditions on noise and light levels, and the prohibition of use of the bund as a spectator stand.

Having regard to the two different elements of the scheme, Officers would comment as follows:

Fitness Suite – there are no residential amenity objections raised to the proposals for removing the existing floodlit all weather pitch and the development of the fitness suite and associated parking spaces in the same location. Officers would suggest this development would, if anything, reduce the potential for noise disturbance to residents of nearby residential property to the west, given the existing floodlit all weather pitch is only some 35 metres from the nearest dwelling here.

All weather pitch – there would be an inevitable increase in the level of activity and the potential for associated noise/disturbance from a new all weather pitch located in a different position to the south of the existing school building complex. The impacts to address would be on properties at Ffordd Cunedda and Stryd y Brython to the west of the existing playing fields, and these have been the subject of the noise assessment with the application and deliberations by the Pollution Control Officer. The scheme has been detailed to mitigate potential noise and disturbance by the combination of distance to the nearest properties (98 metres), the proposal to construct the pitch in cut at the western end, and the proposal to use excavated soil to form a 2 – 3 metre high bund at the western end. The revisions to the plans submitted in December 2012, in response to comments received, have included the extension to the bund along the southern side of the pitch, and the accompanying 'noise contour' map suggests this would bring about an improvement to the situation, ensuring acceptable levels relative to Brynhyfryd Park properties. This is confirmed by the Pollution Control Officer's response to the amended proposals, and in Officers' opinion would not result in unacceptable noise impact on occupiers of residential properties. Conditions can be imposed on noise levels to safeguard the interests of residents.

In relation to the proposed floodlighting, it is suggested that modern lighting systems are designed to limit spillage and that given the distance from residential property, and the proposals to limit the use of lights to 2200 Monday to Friday and 1730 on Saturdays and Sundays, the impacts of the lighting would not be so unacceptable on residents to justify a refusal

recommendation. A condition can be imposed to ensure the levels of lighting do not exceed those detailed in the submission, both in relation to the new lights proposed for the all weather pitch, and the reduced number of lights in the new parking area.

4.2.3 Visual impact

The need to take into account visual amenity considerations is set out in GEN 6, Planning Policy Wales and TAN 12, which require assessment of the detailing of a scheme on terms of the acceptability of design, appearance, layout, scale and landscape impact. The site is not within any Green Barrier as defined in the Unitary Plan, and lies some 1 km from the boundary with the Clwydian Range AONB, where Policy ENV 2 requires due assessment of the impact of development on views into and out of the area.

Neighbour responses raise general concerns over the potential visual impact of the all weather pitch, in particular the proposals for floodlighting and high fencing, which are considered unacceptable in terms of effect on the outlook from dwellings towards the Clwydian Range and on views into and out of the AONB.

There are no adverse comments on the visual impact of the proposals from any of the consultees on the application. The submission argues the proposals for the fitness suite are sympathetic in terms of design detailing to existing development, and that the all weather pitch would assimilate into the location through use of green surfacing, green coated fencing, and suitably restricted floodlighting.

In relation to the proposed fitness suite, Officers' opinion is that the design would be appropriate for its location and it would have very limited visual impact on the locality, being visible from public view outside the site only from a few existing residential properties on the east side of the Brynhyfryd Park development. It is not considered the fitness suite would have any adverse impact on the listed buildings located some 40 metres to the north which have been in use by the sixth form for many years.

In relation to the proposed all weather pitch, Officers suggest there is a greater potential for visual and landscape impact given the size of the area involved and the extent of fencing and use of floodlighting. However, a combination of a bund on the western side and on part of the southern side, along with additional tree planting, the use of a grass effect surfacing and green open mesh fencing would limit the visual impact of the development when viewed from ground level at the nearest footpaths and dwellings to the west, and views are only at distance from higher land on the hills to the east of Ruthin. The use of floodlights would inevitably draw more attention to the all weather pitch when viewed from dwellings in the locality on higher ground to the east, but given the scale of development, the location on the edge of a large existing school complex in one of the County's main towns, it is not considered the physical impact would be so significant as to detract from the character and appearance of the AONB.

4.2.4 Highway and Parking Impact

The main Unitary Plan policies relevant to assessment of highway impact are TRA 6 and TRA 9. These permit new development subject to due consideration of effects on the safety and free flow of traffic, road conditions, and the adequacy of access and parking arrangements.

There are no comments raised on the highway impacts of the development. The Highway Officer confirms there are no objections to the proposals.

It is not considered there are any highway concerns likely to arise from the development. The proposal is to create an additional 45 parking spaces to serve the new Leisure Centre and All Weather pitch, in the location of the existing all weather pitch. There are no changes proposed to the access from the A494 or the circulation system within the site. Officers would therefore conclude the proposals are acceptable from a highway perspective.

4.2.5 Archaeological implications

Unitary Plan Policies obliging consideration of the impact of development on archaeological interests are STRAT 7, GEN 6 and CON 11, which all seek to protect the historic environment, and these are supported by SPG 15 – Archaeology. CON 11 deals specifically with areas of archaeological importance. Planning Policy Wales sets out Welsh Government land use policy and guidance in relation to archaeological considerations.

There are no objections raised by consultees or private individuals on archaeological grounds. Clwyd Powys Archaeological Trust and the County Archaeologist suggest inclusion of a suitable condition obliging agreement to a watching brief during ground works.

Subject to inclusion of a standard archaeological watching brief condition, Officers would consider the archaeological issues can be adequately addressed in this instance.

4.2.6 Design & Access/Sustainability Code/Access for All

TAN 12 Design and TAN 22 Sustainable Buildings include an obligation to demonstrate an acceptable approach to a range of design considerations, including how inclusive design and standards of environmental sustainability are to be achieved. These reflect general requirements in the Strategic Policies of the Unitary Plan to ensure sustainable development principles are embodied in schemes.

The Design & Access Statement provides basic information to demonstrate the scheme would be designed to comply with TAN 22 and would seek to achieve relevant Sustainability Code levels. There is reference to detailed proposals for ensuring ease of access to and within the building for persons with disability.

It is suggested that the proposals demonstrate a satisfactory approach to inclusive design and sustainability.

4.3 Other matters

- Consultation process / involvement with other sports organisations

The applicants have advised on details of the pre-application process. They confirm a full 'Sufficiency Review' was carried out in 2010 when the Llanfwrog Sports Association and Ruthin Football Club were consulted; that Local Members, staff and Governors at Brynhyfryd School have been fully consulted on the proposals. All residents on the boundary of the site were circulated with letters in mid September 2012 inviting them to view the proposals in the Leisure Centre in early October, when Officers were on hand to answer questions.

The applicants have confirmed the Sufficiency Review recommended provision of a new fitness suite to meet public demand, to match the quality of provision in other centres, and better serve the school and community needs – creating a more visible and accessible public facility. The option of developing in partnership with the Llanfwrog Sports Association was assessed, but it was considered that distance would prevent school use and for a small community

there would be limited daytime use, and hence the recommendation was that enhanced facilities should be located on the school site to encourage school and greater community use.

- Competition with other businesses

The preceding paragraph deals with the 'strategic' planning issues in the context of delivery of community facilities. It is not the role of the land use planning system to determine the 'need' for sports facilities such as those proposed here, nor to interfere with potential competition issues between businesses.

5. SUMMARY AND CONCLUSIONS:

5.1 The proposals are to develop new facilities for joint use by pupils of Brynhyfryd School and users of the Leisure Centre, and would represent a significant investment in the complex.

5.2 There are concerns from local residents over the impacts of the new all weather pitch in terms of potential noise/disturbance, and floodlighting. The original proposals have been amended in the light of concerns and neighbours have been notified of these revisions.

5.3 Consultee responses raise no objections to the proposals. In respect of noise and lighting issues, the Pollution Control Officer has no objections having regard to the revisions received in December 2012, and suggests the imposition of suitable conditions to ensure limits on noise and lighting levels.

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 application of any external render on the walls of the fitness suite, and the fitting of the external roof material, the written approval of the local planning authority shall be obtained to the type, colour and texture of the render and the type and colour of the roofing material. The development shall be completed in accordance with the details approved under this condition.

3. PRE-COMMENCEMENT CONDITION

No development shall be permitted to commence on the fitness suite until the written approval of the local planning authority has been obtained to the detailed proposals for the hard and soft landscaping of the area around the fitness suite and associated parking area. The development shall be completed in accordance with the details approved under this condition prior to the bringing into use of the fitness suite.

4. The hours of opening of the Fitness Suite/Leisure Centre shall be restricted to the following hours/days:

Monday to Friday 0730 - 2200

Saturday 0830 - 1730

Sunday 0900 - 1730

5. There shall be no external lighting of the parking area or the area around the fitness suite other than with the written approval of the Local Planning Authority to the detailing of the lighting systems, including the location of lights, their height, appearance, luminance and hours of operation.

6. Neither the fitness suite nor the all weather pitch shall be brought into use until the parking spaces shown on the submitted plans have been completed and are available for use by users of the school and Leisure Centre. The parking spaces shall be retained at all times

for these purposes.

7. Notwithstanding the submitted details, no work shall be permitted to commence on the construction of the all weather pitch until the written approval of the local planning authority has been obtained to all of the following:
 - a) The proposed final levels and treatment of land around the all weather pitch, including surface/planting treatment;
 - b) The extent of the proposed mounding/bund;
 - c) The detailing and colouring of the perimeter fencing and any kick boarding around the pitch;
 - d) The colouring of the all weather surface;
 - e) The surface water drainage detailing;
 - f) The detailing of the proposed footway links from the building complex to the pitch including any low level lighting;
 - g) The additional tree planting around the pitch (including the extent, species and sizes and means of fencing and protection);
 - h) Details of direction signage proposed within the site.The all weather pitch shall not be permitted to be used until the completion of the facility in accordance with the details approved under this condition.
8. The hours of operation of the all weather pitch and its floodlights shall be restricted to the following hours/days;
Monday to Friday 0900 - 2130 (lights out by 2200)
Saturday, Sunday and Bank Holidays 0900 - 1700 (Lights out by 1730)
9. No floodlighting system on the all weather pitch shall be permitted to operate until the written agreement of the local planning authority has been obtained to the detailing of the proposed system, including the type, number, height, colour and detailing of the columns and lanterns; and the degree of luminance and the means of hooding/louvres to prevent overspill. The system shall be installed in accordance with the details as approved in relation to this condition and operated in accordance therewith at all times.
10. The lighting levels produced by the floodlighting system on the all weather pitch and the car parking area next to the new fitness suite shall at no time exceed the levels within the Institute of Lighting Engineers Zone E 2 relating to low district brightness area and not exceeding a limit of 5 Lux intrusion into windows, as contained in the ILE Guidance Notes for the Reduction of Obtrusive Light GN01:2011.
11. Noise levels arising from the use of the all weather pitch shall not exceed 35dBLAeq, 5min freefield when measured at the boundary of any noise sensitive premises.
12. The landscaping/planting details approved in connection with Condition 7 shall be completed in the first planting season following the completion of work on the fitness suite and the all weather pitch and their associated lighting, fencing and drainage.
13. Any trees or plants which, within a period of 5 years from initial planting, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives its written consent to variation.rib
14. The developer shall ensure that a suitably qualified archaeological contractor is present during the undertaking of any ground works in the development area, so that an archaeological watching brief can be conducted. The archaeological watching brief will be undertaken to the standards laid down by the Institute for Archaeologists. The Local Planning Authority will be informed in writing, at least two weeks prior to the commencement of the development, of the name of the said archaeological contractor. A copy of the watching brief report shall be submitted to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21

7RR tel: 01938 553670 within two months of the fieldwork being completed.

15. The mounding around the western and southerly sides of the all weather pitch shall not be permitted to be used as a formal spectator standing/viewing area in connection with games being played on the pitch.

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. In the interests of residential amenity.
5. In the interests of residential amenity.
6. To ensure the developments are served by adequate parking facilities.
7. For the avoidance of doubt, in the interests of visual and residential amenity, and to ensure a satisfactory drainage system for the proposal.
8. In the interests of residential amenity.
9. In the interests of residential amenity and visual amenity.
10. In the interests of residential amenity and visual amenity.
11. In the interests of residential amenity and visual amenity.
12. In the interests of visual amenity.
13. In the interests of visual amenity.
14. To ensure adequate opportunity for the recording of any archaeological features which may be located in the course of groundworks.
15. In the interests of residential amenity.

NOTES TO APPLICANT:

You are advised to contact the Planning and Pollution Control Officers to discuss the detailing of the all weather pitch and floodlighting systems, in connection with the submissions required to comply with Conditions of this permission.

The grant of planning permission does not convey any consent which may be necessary for separate signage in connection with the proposals.
Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.
New Roads & Street Works Act 1991 - Part N Form