



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

Heading:

43/2012/1561  
113, Ffordd Talargoch  
Prestatyn

11

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



Application Site

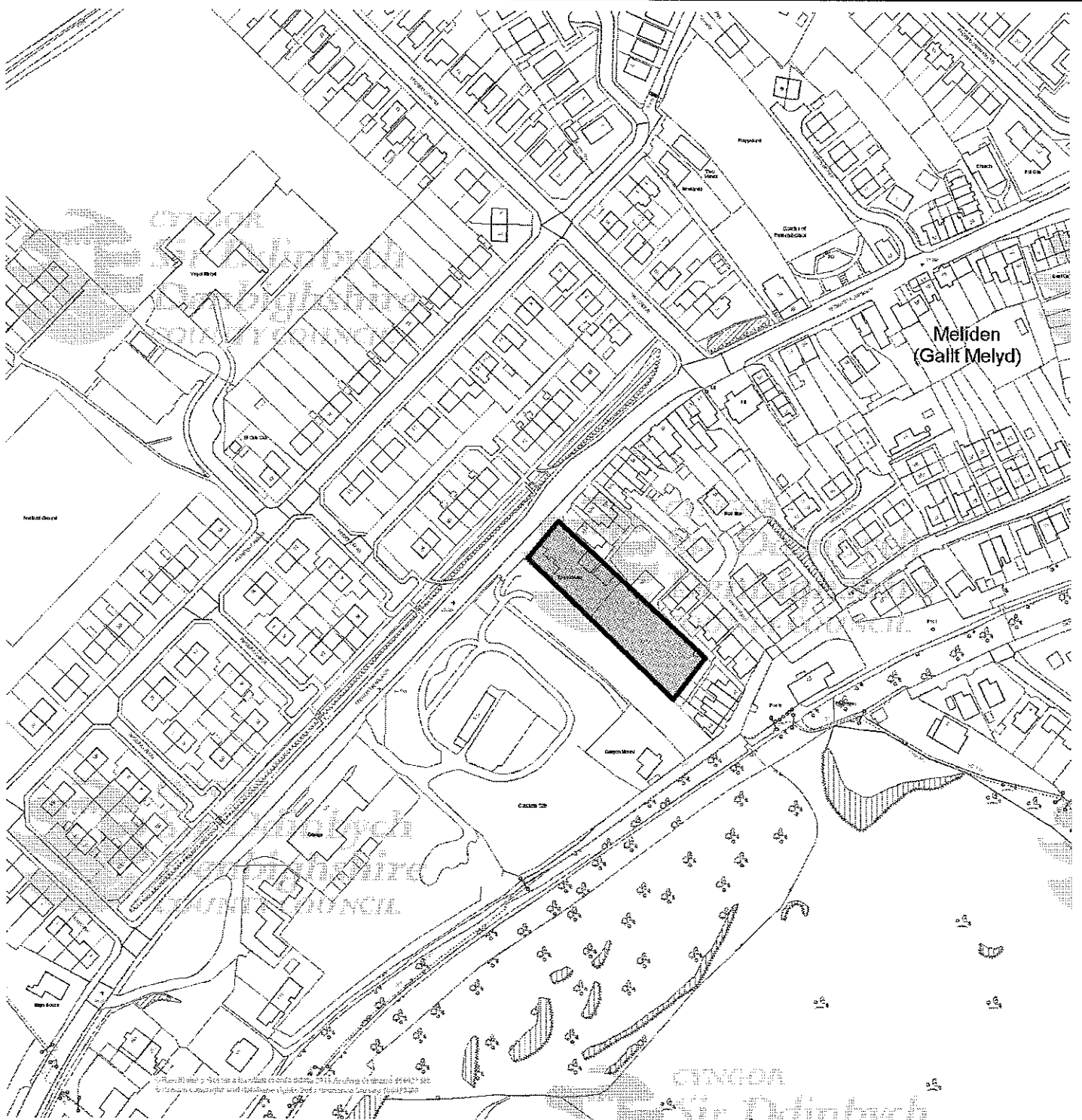


Date 3/4/2013

Scale 1/2500

Centre = 305973 E 380731 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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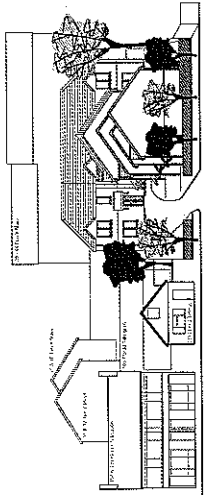
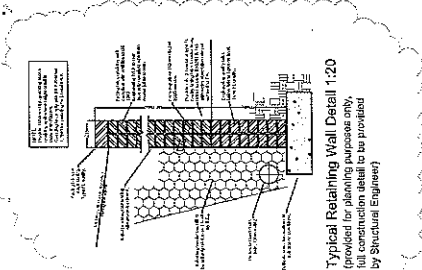
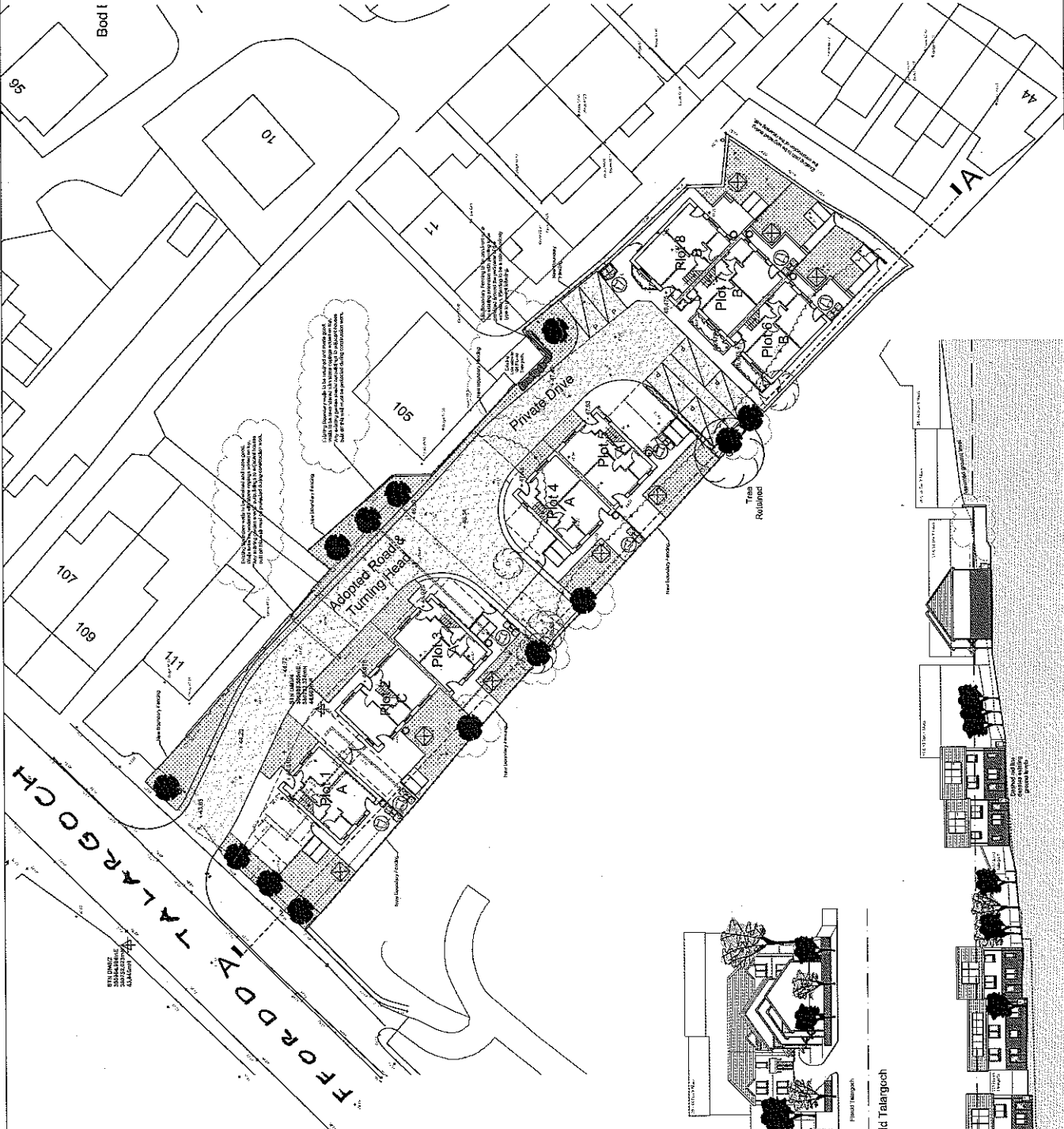
Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi  
© Hawffraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawffraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych. 100023408. 2011.

# LAYOUT

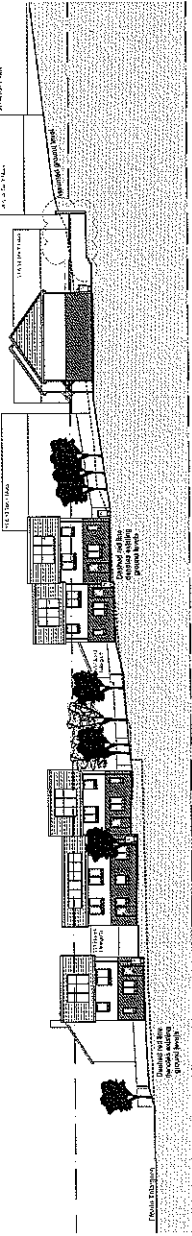
Schedule of Accommodation	
Item	Quantity
Type A - 2 Units (BDRY)	4 Units
Type B - 2 Units (BDRY)	1 Unit
Type C - 2 Units (BDRY)	1 Unit
<b>Total</b>	<b>6 Units</b>

## KEY:

- 1. 100% High Class General Purpose with General Public and private roads.
- 2. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 3. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 4. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 5. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 6. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 7. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 8. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 9. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 10. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 11. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 12. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 13. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 14. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 15. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 16. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 17. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 18. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 19. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.
- 20. 100% High Class General Purpose with General Public and private roads with 1.2m wide paved shoulders or 1.5m wide paved shoulders with 1.2m wide paved shoulders.



Site Section - Looking into the site from Fforda Talargoch  
 1:250



Site Section A-A (Through the site)  
 1:250

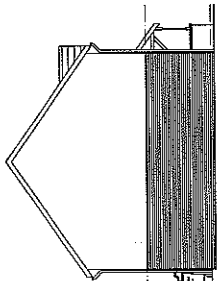
SYNOPSIS OF THE PROJECT  
 PROJECT NO. 6883/L/001  
 ORIGINAL DRAWING SIZE: A1 x 694 (A)



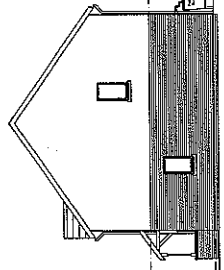
# ELEVATIONS

## FINISHES:

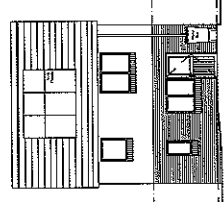
- ROOF:** Shale look roof tiles and matching coloured ridge tiles.
- WALLS:** Facing walls to have leading brick and render finish, paved colours to be agreed with Local Authority.
- WINDOWS:** Windows to be white UPVC. Secured By Design approved units.
- DOORS:** Composite door sets to be used, to meet Secured By Design approval and in different colours (exact colour to be agreed with the Local Authority).
- RIVETS:** Rainwater goods to be white UPVC.



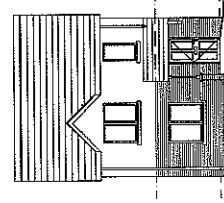
PLOT 1  
SIDE ELEVATION



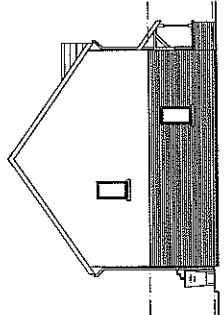
PLOT 1  
SIDE ELEVATION



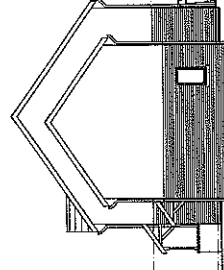
PLOT 1  
REAR ELEVATION



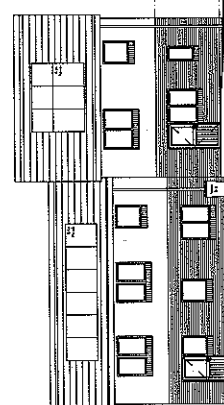
PLOT 1  
FRONT ELEVATION



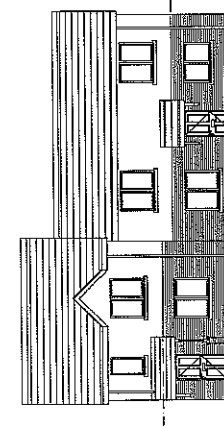
PLOTS 2 & 3  
SIDE ELEVATION



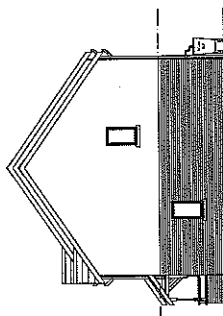
PLOTS 2 & 3  
SIDE ELEVATION



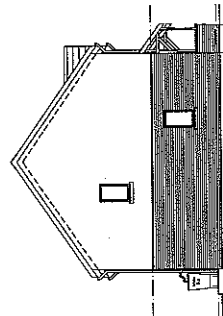
PLOTS 2 & 3  
REAR ELEVATION



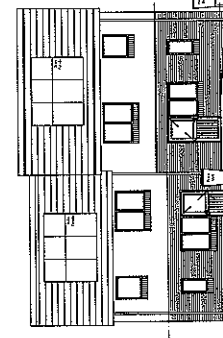
PLOTS 2 & 3  
FRONT ELEVATION



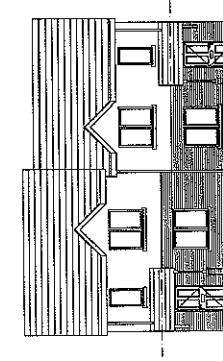
PLOTS 4 & 5  
SIDE ELEVATION



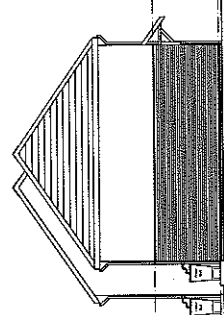
PLOTS 4 & 5  
SIDE ELEVATION



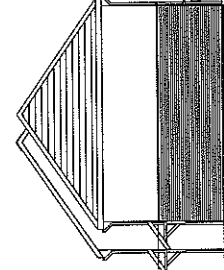
PLOTS 4 & 5  
REAR ELEVATION



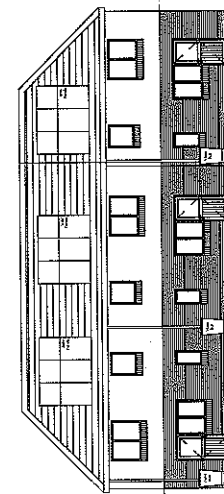
PLOTS 4 & 5  
FRONT ELEVATION



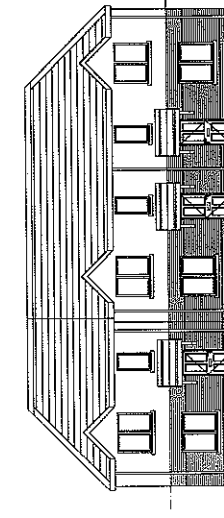
PLOTS 6, 7 & 8  
SIDE ELEVATION



PLOTS 6, 7 & 8  
SIDE ELEVATION



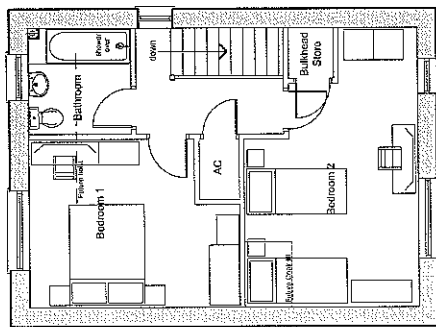
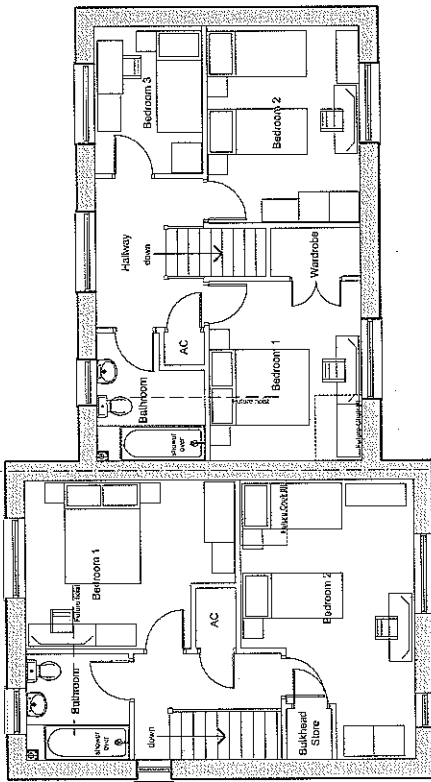
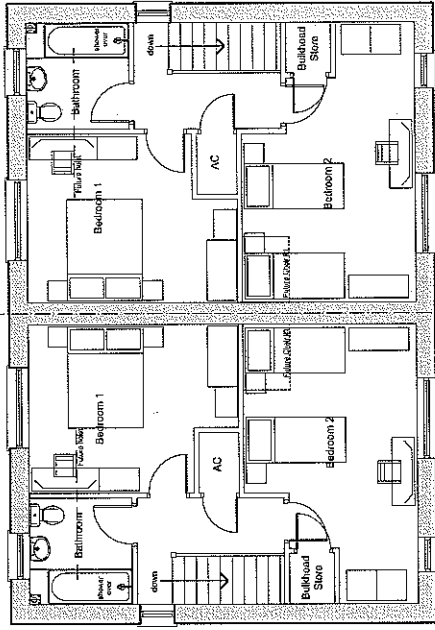
PLOTS 6, 7 & 8  
REAR ELEVATION



PLOTS 6, 7 & 8  
FRONT ELEVATION

PROJECT: **PROPOSED ELEVATIONS**  
 DRAWING NO: **8863/L (2/03)**  
 DATE: **17/03/2003**  
 SCALE: **AS SHOWN**  
 SHEET: **A**  
 CLIENT: **177 Road Transport, Nelson.**  
 ARCHITECT: **AS ARCHITECTS**  
 ADDRESS: **110-112, High Street, Nelson.**  
 PHONE: **051 868 8888**  
 FAX: **051 868 8889**  
 EMAIL: **info@asarchitects.co.nz**  
 WEBSITE: **www.asarchitects.co.nz**

# TYPICAL FLOOR PLANS



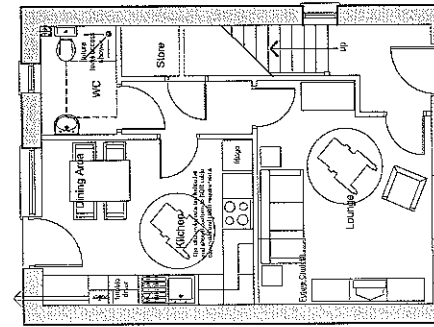
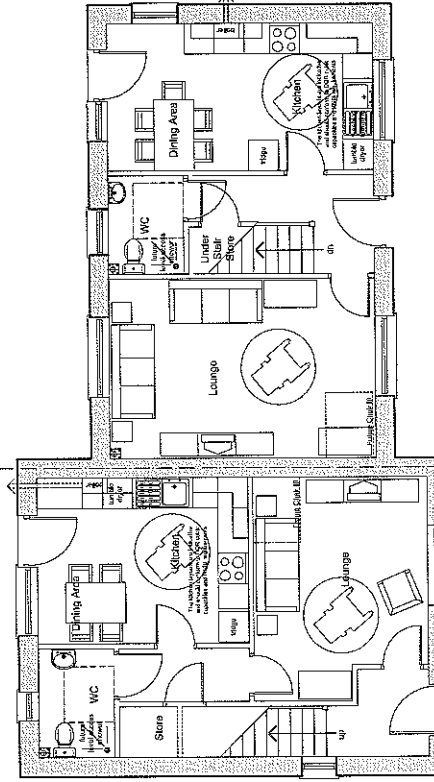
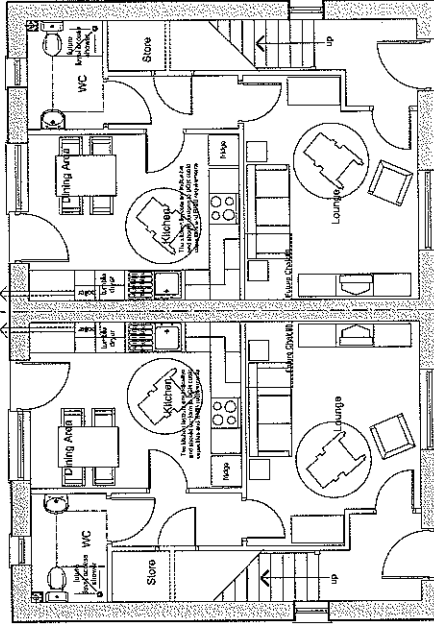
FIRST FLOOR  
Plot 1

Plot 2

Plot 3

Plot 4

Plot 5



GROUND FLOOR  
Plot 1

Plot 2

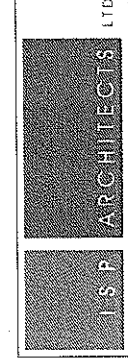
Plot 3

Plot 4

Plot 5

Schedule of Accommodation	
Type A - 2 Bed/ 4 Person (86m <sup>2</sup> )	4 units
Type B - 3 Bed/ 5 Person (92m <sup>2</sup> )	3 units
Type C - 3 Bed/ 5 Person (90m <sup>2</sup> )	1 unit
<b>Total</b>	<b>8 units</b>

**Cymdeithas Tal Cwyd cyf.**  
 11100 Ddraig IAS  
 Meliden Garden Centre,  
 113 Ffordd Talargoch, Meliden.



ORIGINAL DRAWING SIZE 420 x 297 (A3)  
 Date: 24/10/12  
 Drawn: AJ  
 Checked: IAS  
 Project: 6863 L(2)01

0 10 20 50mm NATURAL SCALE

SES

**ITEM NO:** 11  
**WARD NO:** Prestatyn Meliden  
**APPLICATION NO:** 43/2012/1561/ PF  
**PROPOSAL:** Erection of 8 no. affordable dwellings, construction of a new vehicular access and associated works  
**LOCATION:** 113 Ffordd Talargoch Meliden Prestatyn  
**APPLICANT:** Cymdeithas Tai Clwyd Cyf.  
**CONSTRAINTS:**  
**PUBLICITY UNDERTAKEN:** Site Notice - No  
Press Notice - No  
Neighbour letters - Yes

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

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

**CONSULTATION RESPONSES:**

**PRESTATYN TOWN COUNCIL**

"Objection". Gable wall of one property will abut neighbouring property, queries about sufficiency of proposed drainage and proposed boundary wall. Roofline and pitch of property will appear odd from Ffordd Talargoch. Recommend a County visit prior to determination".

Awaiting response to amended plan.

**ENVIRONMENT AGENCY WALES**

Application has a low environmental risk.

**DWR CYMRU / WELSH WATER**

No objection subject to the inclusion of conditions requiring water discharges to be drained separately from the site, and control over rate of discharge of surface water into the public sewer.

**HEAD OF HOUSING SERVICES**

No objection

**DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –**

Head of Transport and Infrastructure

- Highways Officer
- No objection subject to the inclusion of conditions requiring approval of details of highway construction, and parking spaces.

**RESPONSE TO PUBLICITY:**

In objection

Representations received from:

C. Barratt, 111, Ffordd Talargoch, Meliden

Summary of planning based representations in objection:

Highways issues

Concerns over number of extra cars on Ffordd Talargoch, which is a busy road.

Residential amenity

Loss of privacy/questions over boundary wall.

**EXPIRY DATE OF APPLICATION: 27/1/2013**

**REASONS FOR DELAY IN DECISION:**

- Site Meeting with Prestatyn Town Council
- additional information required from applicant
- Re-consultations

**PLANNING ASSESSMENT:**

**1. THE PROPOSAL:**

**1.1 Summary of proposals**

- 1.1.1 This application seeks full planning permission for the erection of 8 affordable dwellings and construction of a new vehicular access on land at 113 Ffordd Talargoch in Meliden.
- 1.1.2 The proposed dwellings would be arranged in a terrace of 3 units at the south eastern end of the site, with the other 5 properties located along the western boundary in the form of a detached dwelling and 2 pairs of semi detached dwellings. All of the properties would be 2 storey, comprising a mix of 2 and 3 bedrooms.
- 1.1.3 It is proposed to form a new access off Ffordd Talargoch. Each dwelling would be provided with car\_parking, a timber shed and drying and bin storage facilities. Each dwelling would achieve a Code for Sustainable Homes Level 4.
- 1.1.4 The layout and house type details are shown on the plans at the front of the report.

**1.2 Description of site and surroundings**

- 1.2.1 The application site comprises the site of the former Meliden Garden Centre, within the development boundary of Meliden. The old Garden Centre building is still present on site. The site has a 22m wide frontage on to Ffordd Talargoch and measures 90m in depth. There is an existing gated access on to Ffordd Talargoch.
- 1.2.2 To the west of the site is the former Plas Deva Caravan Park with some landscaping located along the western boundary. To the eastern and southern boundaries are existing residential properties, 111 and 105 Ffordd Talargoch being single storey properties, and all other properties on Ffordd Tan y Maes and Ffordd Pen y Maes being traditional 2 storey semi detached or terraced properties. To the north of the site is Ffordd Talargoch with residential development located some distance away on the other side of the road.

- 1.2.3 The ground level slopes upwards into site from Ffordd Talargoch and rises steeply up to the rear of the site adjacent to Ffordd Pen y Maes.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is located within the development boundary of Meliden.

1.4 Relevant planning history

- 1.4.1 The site has previously been granted full planning permission for a total of 7 units by way of separate planning consents in 2003 and 2004. The 2003 consent for 5 units is extant as this permission was implemented within the statutory timescales. The other permission for 2 units has now expired.

1.5 Developments/changes since the original submission

- 1.5.1 The red line of the application site has been amended slightly to the rear to exclude a telegraph pole from the application site. The roof design of plots 6,7,and 8 has been amended to be a hipped roof, and additional information relating to boundary treatments, landscaping and retaining walls has been provided.

1.6 Other relevant background information

- 1.6.1 None.

**2. DETAILS OF PLANNING HISTORY:**

2.1 43/2003/0472/PF

Erection of 6 no. dwellings and formation of means of access and parking facilities – GRANTED – 03/09/2003

43/2004/0768/PF

Demolition of existing buildings and erection of 2 no. 1 bedroom apartments and 10 no. 2 bedroom town houses, new access road and associated parking – REFUSED – 01/10/2004

43/2004/1645/PF

Erection of 2 dwellings in lieu of 1 dwelling (amendment to application ref. 43/2003/0472/PF) – GRANTED – 08/07/2005

**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 1 - General

Policy STRAT 6 - Location

Policy STRAT 15 - Housing

Policy GEN 1 - Development within development boundaries

Policy GEN 6 – Development Control requirements

Policy GEN 2 – Development of non-annotated land

Policy ENP 4 – Foul and Surface Water Drainage

Policy ENP 6 – Flooding

Policy HSG 3 – Housing development in main villages

Policy HSG 10 – Affordable housing within development boundaries

Policy TRA 6 - Impact of New development on traffic flows

Policy TRA 9 – Parking and servicing provision

- 3.2 Supplementary Planning Guidance  
SPG 21 – Parking requirements in new developments  
SPG 22 – Affordable Housing  
SPG 24 – Householder development design guide  
SPG 25 - Residential Development design guide

- 3.3 GOVERNMENT POLICY / GUIDANCE  
Planning Policy Wales Edition 5 November 2012  
TAN 12 – Design (2009)  
TAN 22 – Sustainable Buildings (2010)

#### 4. MAIN PLANNING CONSIDERATIONS:

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

- 4.1.1 Principle
- 4.1.2 Impact on visual amenity
- 4.1.3 Impact on residential amenity
- 4.1.4 Highway issues
- 4.1.5 Affordable Housing
- 4.1.6 Design and Access/Sustainability Code/Access for All

4.2 In relation to the main planning considerations:

4.2.1 Principle

The main Unitary Development Plan Policies relevant to the principle of the development are STRAT 15 and GEN 1. These policies seek to make provision for new housing in a range of locations, concentrating development within the boundaries of defined settlements. HSG 3 seeks to direct most housing developments outside the main centres to main villages, Meliden being a main village. The site is within the development boundary of Meliden, where the principle of new housing development would be acceptable subject to consideration against other policies and a detailed assessment of the potential impacts.

4.2.2 Impact on visual amenity

Consideration relating to the visual amenity impacts of development are contained within Policy GEN 6 of the Unitary Development Plan. This requires due regard to issues of scale, design, form, siting, density and intensity of use, impact on a locality, public views into, out of or across a settlement and whether development take account of site contours/levels and avoids prominent skylines.

In noting the comments of the Community Council on the design, the scale, design, form, siting and density of the proposed housing scheme is of similar scale and form to the development which has previously been considered as being acceptable by Planning Committee in resolving to grant permission in 2003 and 2004.

The layout of the site and design of the dwellings has been carefully considered having regard to the sloping nature of the site and the location of existing residential development on 2 boundaries. With sensitive hard and soft landscaping, and the use of appropriate brick, render and roof materials, it is not considered that there would be any adverse impact on the visual amenities of the area.

4.2.3 Impact on residential amenity

There is a general requirement to ensure that new development does not



detrimentally affect the amenity of neighbouring properties by way of, amongst other things, over dominance and loss of privacy. This requirement is embodied within Policy GEN 6. Additional guidance on how this can be achieved is contained in Supplementary Planning Guidance Notes 24 and 25. Policy GEN 6 also requires new residential development to provide a reasonable amount of amenity space for future occupants.

There are concerns expressed over loss of sunlight, etc., it is suggested the layout of the site has been designed having regard to the siting of existing development which surrounds the site. This demonstrates that adequate separation distances between existing and proposed properties, would be achieved. The house types proposed have also been designed to minimise the impact on neighbouring properties, with main windows located on principal elevations to avoid overlooking.

Due to the sloping site levels to the rear of the site, a retaining wall is required along the southern and part of the eastern and western boundaries. Typical retaining wall details have been provided and the applicant has advised that a Structural Engineer will provide full construction details prior to the commencement of any development on site. It is suggested that a condition be attached to any permission requiring submission and approval of the details showing the extent of excavation, the means of supporting the ground, and the detailed proposals for constructing the retaining wall. In accordance with advice in Planning Policy Wales, applicants would need to be advised of their own legal responsibilities/liabilities for ensuring development is undertaken in a safe manner.

Concerns raised by a local resident are duly noted, however due to the siting of the proposed dwellings closest to this property there would be no unacceptable overlooking of the property or rear garden.

The development provides properties with acceptable amenity space including front and rear amenity areas, off street parking, timber sheds, external drying areas and bin/recycling stores, and it considered that an acceptable level of amenity would be afforded to occupiers of the dwellings. In this respect, the development is considered to be acceptable in terms of Supplementary Planning Guidance and the general amenity considerations in Policy GEN 6 of the Unitary Development Plan.

#### 4.2.4 Highway issues

Policies TRA 6 Impact of New Development on Traffic Flows, TRA 9 Parking & Servicing Provision and GEN 6 Development Control requirements, only permit proposals for development where there is adequate parking and servicing provision and there would not be a detrimental impact upon the safe and free flow of traffic on the highway.

The development would have a new vehicular access off Ffordd Talargoch and would provide 2 car parking spaces per dwelling, located within the curtilage of plots 1 to 5 and to the front of plots 6, 7 and 8. There are local concerns over additional cars using Ffordd Talargoch. The Head of Highways has raised no objection to the proposal subject to the inclusion of standard conditions, including the submission of additional details relating to detailed design, construction, street lighting and drainage.

In respecting comments raised, it is not considered that there would be any adverse impact on highway safety.

#### 4.2.5 Affordable Housing

The requirement for provision of affordable housing in connection with housing development within development boundaries is set out in Policy HSG 10 of the Unitary Development Plan, supplemented by guidance in SPG 22 – Affordable Housing in New Development. The thresholds for provision are sites of 0.1ha or more and/or where more than 3 units are proposed.

The applicant is Cymdeithas Tai Clwyd, a Registered Social Landlord. All of the 8 units proposed on this site will be affordable housing units.

#### 4.2.6 Design and Access/Sustainability Code/Access for All

Guidance in TAN 12 Design and TAN 22 Sustainable Buildings has introduced an obligation on applicants to demonstrate the 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 STRAT 1 and 13 to ensure sustainable development principles are embodied in schemes.

In the case of this submission, the Sustainability Code requirements of Planning Policy Wales, TAN 12 and 22 are considered to have been satisfactorily addressed. The Code for Sustainable Homes Pre Assessment Report indicates that it should be possible to achieve the required number of credits under 'Ene1 - Dwelling Emission Rate' and attain a Code Level 4 type for the development. In line with the advice contained in TAN 22, suitably worded conditions can be included to ensure the development is carried out in accordance with the requirements of Sustainability Code guidance.

#### Other matters

In relation to comment from the Community Council, the Environment Agency and Dwr Cymru/Welsh Water have raised no objections on drainage grounds to the development.

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

5.1 The site is within the development boundary of Meliden and has no specific allocation or policy designation. The proposals are considered to show a suitably designed development. The density of development would not lead to unacceptable relationships with existing properties and the spaces between existing and proposed dwellings, garden areas proposed and the general layout meet policy criteria and supplementary guidance/standards for residential development. The new access is considered acceptable with sufficient off street parking to be provided within the site. The development would meet Code of Sustainable Homes Level 4 and provide 100% affordable housing.

#### **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 development shall be permitted to commence on site until there has been submitted to and approved in writing by the Local Planning Authority;
  - a) A detailed site investigation to establish the ground conditions/stability;
  - b) Detailed plans showing the full extent of excavation works, the means of supporting the land during construction work, the proposed construction of the retaining walls to the rear of the site and any other supporting structures and final levels of the site.

The development shall then proceed strictly in accordance with such approved details.

4. Full details of the access, internal estate road 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, street lighting and drainage and the works shall be fully constructed in accordance with the approved details before any dwelling is occupied.

5. The final dwelling of the development shall not be occupied until all the roads and footways have been completed to adoption standards or as otherwise agreed in writing by the Local Planning Authority.

6. No dwelling shall be occupied until its related parking spaces as shown on the approved plan have been laid out and hard surfaced.

7. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 : Planning & Affordable Housing (2006) or any future guidance that replaces it. The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider (or the management of the affordable housing) (if no RSL involved);
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced

8. None of the trees or hedgerows shown on the approved plans as being retained shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Any trees or hedgerow plants which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing with the Local Planning Authority.

#### 9. 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.

10. 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.

11. Construction of any dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that individual dwelling or house type in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010.

12. Each new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide 22 November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

13. Prior to the occupation of the dwellings hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes.

14. Notwithstanding the provisions of Classes A,B,C,D and E of Part 1 and Class A of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without further grant of planning permission of the Local Planning Authority.

15. Foul Water and surface water discharges must be drained separately from the site.

16. Surface Water discharge shall only be permitted to connect to the public sewer at a discharge rate of no more than 5 litres per second.

17. No land drainage run off will be permitted to discharge to the public sewerage system

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 land stability and safety.
4. To ensure that the estate road and access are constructed to a standard suitable for adoption and, in the interests of traffic safety, is capable of catering for the amount of traffic that is likely to be generated by the proposal.
5. In the interests of highway safety and to ensure the formation of a safe and satisfactory access.

6. To provide for the parking of vehicles clear of the highway in the interest of traffic safety.
7. In order to ensure an adequate supply of affordable housing in accordance with planning policies HSG 10 of the Denbighshire Unitary Development Plan.
8. To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.
9. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
10. To ensure a satisfactory standard of development, in the interests of visual amenity.
11. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
12. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
13. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
14. In the interests of residential and/or visual amenity.
15. To protect the integrity of the Public Sewerage System.
16. To prevent hydraulic overload of the Public Sewerage System and Pollution of the Environment.
17. To prevent hydraulic overload of the Public Sewerage System and Pollution of the Environment.

**NOTES TO APPLICANT:**

Your attention is drawn to the following notes from Dwr Cymru Welsh Water.

Your attention is drawn to the following notes from the Environment Agency.

You are advised that a Legal Agreement will be required in relation to the Highway Works and you are advised to contact the Local Highway Authority to discuss the matter.

- (i) Highway Supplementary Notes Nos. 1, 3,4,5,6,7,8,9 & 10.
- (ii) New Roads and Street Works Act 1991-Part N Form.
- (iii) Denbighshire County Council Specification for Road Construction.
- (iv) Denbighshire County Council General Notes for Highway Lighting Installations.
- (v) Denbighshire County Council General Requirement for Traffic Signs and Road Works