



CYNGOR
Sir Ddinbych
Denbighshire
COUNTY COUNCIL

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Tel: 01824 706800 Fax: 01824 706709

Heading:

45/2012/1236
 Ocean Beach
 Rhyl

5



Application Site

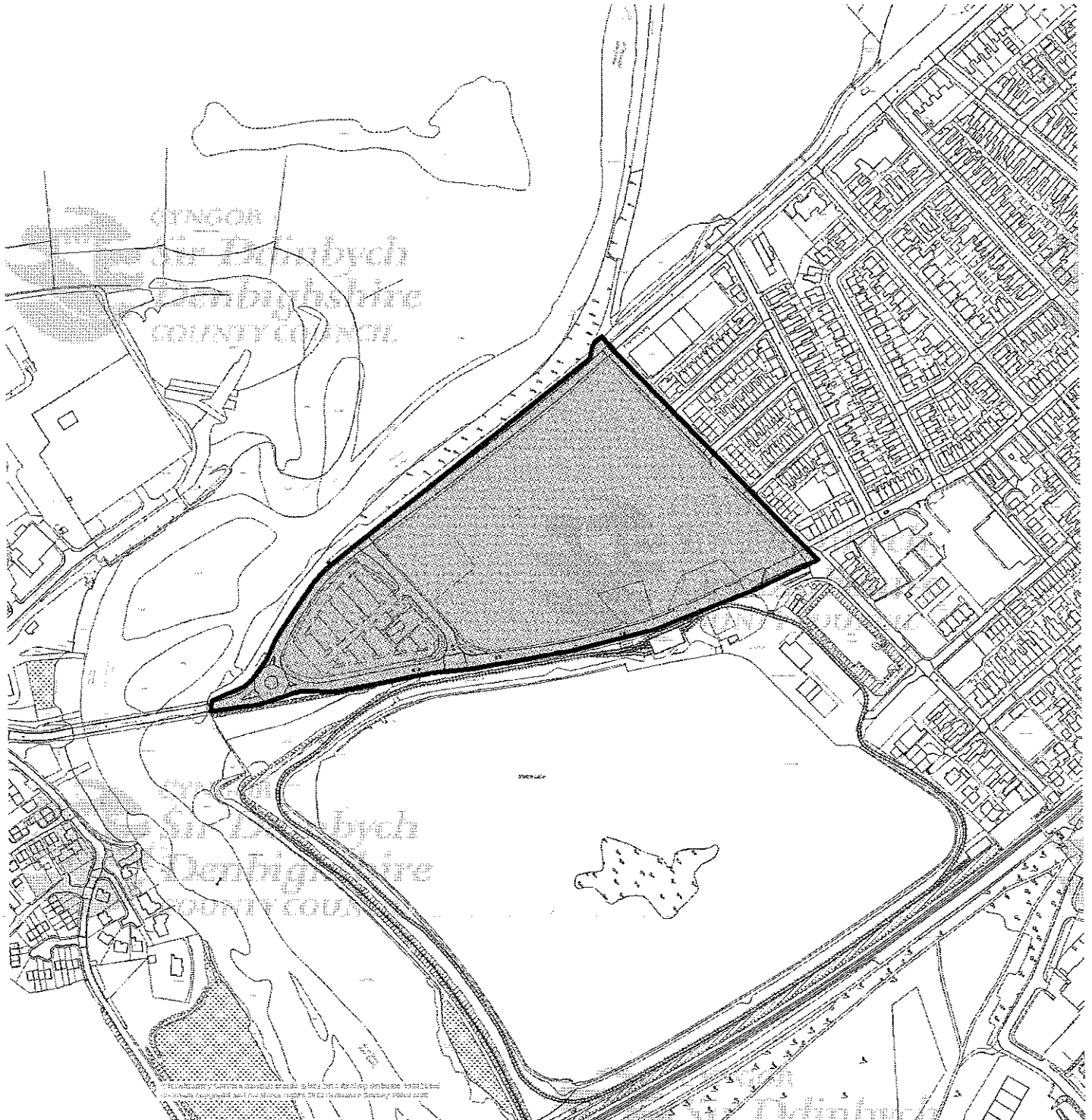


Date 6/6/2013

Scale 1/5000

Centre = 299838 E 380770 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.

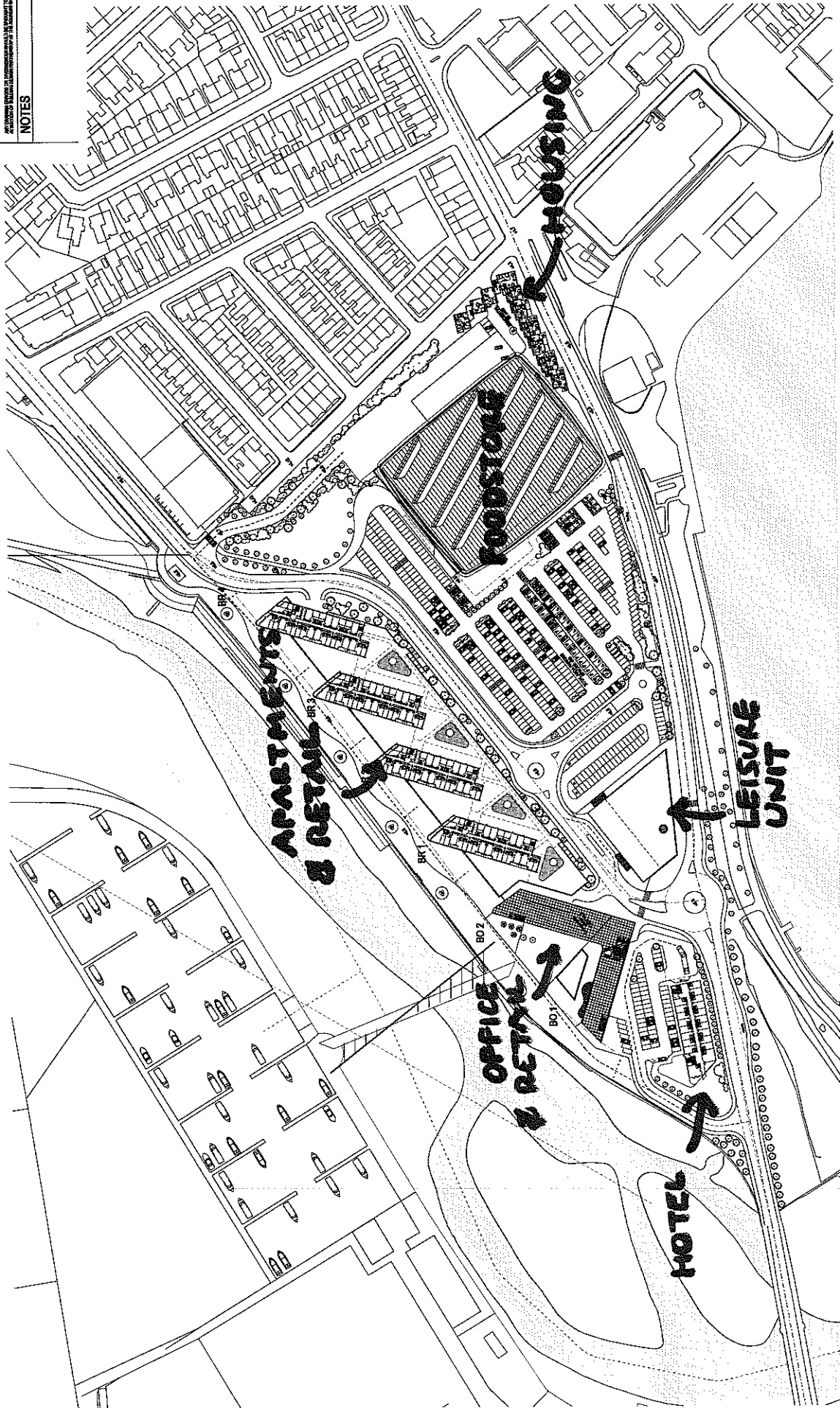


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Atgynhychir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawlfraint y Goron. Mae atgynhychu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor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

BASIC ELEMENTS OF SCHEME

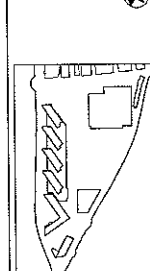
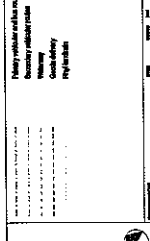
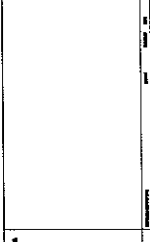
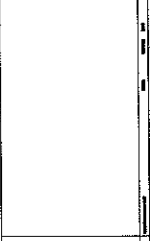
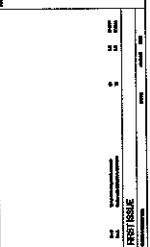
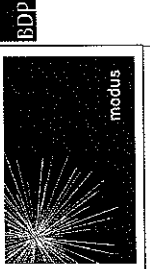
Figure 4.34



OCEAN PLAZA
RHYL

Highways & Access Plan

Building Design Partnership
 Architects, Designers & Engineers
 50 High Street, PO1 1AA
 PO1 1AA, PO1 1AA, PO1 1AA
 PO1 1AA, PO1 1AA, PO1 1AA
 www.bdp.co.uk



PJM

ITEM NO: 5

WARD NO: Rhyl West

APPLICATION NO: 45/2012/1236/ PS

PROPOSAL: Variation of Condition No. 1 of planning permission Code No. 45/2006/1200/PF (for demolition and redevelopment of 7.625 hectares of land for mixed-use development) to allow the grant of planning permission for a further 5 years

LOCATION: Ocean Beach Site Wellington Road Rhyl

APPLICANT: Scarborough Development Group

CONSTRAINTS: C2 Flood Zone
C1 Flood Zone
Section 106
Flood Defence

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

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

- Referral by Head of Planning / Development Control Manager

CONSULTATION RESPONSES:

RHYL TOWN COUNCIL

"The Town Council has serious concerns as to the negative impact that the current appearance and condition of the site is having on the town particularly given its prominent gateway location."

NATURAL RESOURCES WALES (Comments on flood risk)

NRW has scrutinised the updated Flood Consequences Assessment (FCA) recently submitted to support this application. NRW has provided significant input into the production of the updated FCA and, subject to conditions relating to the 4 key components of the scheme, does not now object to the variation of condition. In relation to the residential elements of the scheme NRW welcomes the removal of any ground floor units from the scheme. In terms of the hotel NRW acknowledges that there will be no bedrooms on the ground floor. In terms of the other commercial units they suggest an emergency flood plan be produced before occupation. Further details are required in relation to any proposed sub-station and a condition is required to ensure improvements are made to the Foryd Embankment as set out in the FCA.

COUNTRYSIDE COUNCIL FOR WALES

Does not object to the proposed variation provided previous details and conditions remain.

DWR CYMRU/WELSH WATER

No objection.

CLWYD POWYS ARCHAEOLOGICAL TRUST (CPAT)

No additional comments to make relating to the variation of condition 1.

CONWY COUNTY BOROUGH COUNCIL

No objection to the variation of condition no. 1 but raises a query in terms of retail impact of a foodstore.

EMERGENCY PLANNING UNIT (Flood Management)

No objection subject to the details contained within the updated FCA being implemented in full.

DENBIGHSHIRE COUNTY COUNCIL CONSULTTEES

**HEAD OF TRANSPORT AND INFRASTRUCTURE
FOOTPATHS OFFICER**

No objection

HIGHWAYS OFFICER

No objection

COUNTY ARCHAEOLOGIST

No objection

SENIOR ENGINEER FLOOD RISK MANAGEMENT

Awaiting response.

RESPONSE TO PUBLICITY

None

EXPIRY DATE OF APPLICATION: 22/11/12

REASONS FOR DELAY IN DECISION

- Additional information required from applicant

PLANNING ASSESSMENT

1. THE PROPOSAL:

1.1. Summary of Proposals

- 1.1.1. The application seeks to vary a planning condition which was imposed on a 2007 Planning permission for a mixed use development scheme at the former funfair site in Rhyl. The condition relates to the commencement period for the development which had been set at the standard 5 years.
- 1.1.2. The 5 year period for commencement of the development set in the relevant planning condition expired in November 2012. The applicant seeks to extend this commencement period by the submission of this application, and has specified that a further 3 years period is being sought for the commencement of development.
- 1.1.3. The original planning application at this site was for the demolition and redevelopment of 7.625 hectares of land to provide a mixed use development comprising 217 residential apartments, hotel, assembly and leisure, business, retail, cafes, restaurants and public houses, car parking, new public realm and ancillary uses together with associated highways and other works, including 10 no. 6kw wind turbines and 3 no. potential PV solar installations. Permission was granted in November 2007 subject to a number of planning conditions. A Section 106 legal agreement was also signed by all relevant parties. Further details of the original planning permission and legal agreement are provided later in this report. A copy of the Officer report to Committee on the application is attached as Appendix 1 to this report.

- 1.1.4. The applicant is agreeable to the re-imposition of all the relevant conditions from the original permission and has accepted that a new s.106 legal agreement will be needed which reflects any new information.
- 1.1.5. A basic layout plan showing the elements of the scheme is included at the front of this report.

1.2. Description of site and surroundings

- 1.2.1. The site in question is a triangular area of land on the west side of Rhyl promenade. The site includes all the land of the former fun fair site along with the car parks on Quay Street and Wellington Road. The site is bounded to the north by the sea and harbour and to the south, by Wellington Road. To the east is Sydenham Avenue and to the west, tapering to a point at an existing roundabout, is the Foryd Bridge.
- 1.2.2. The main site sits at two differing land levels with the promenade at a higher level than the rear, Wellington Road side. The majority of the site has been cleared of all the fun fair buildings, residential properties, petrol filling station and other ancillary structures. The car park on Quay Street remains. On completion of the main site clearance back in 2009 hoardings were placed around the site. The site has been used temporarily in the intervening period as a site compound for the coastal defence works.

1.3. Relevant planning constraints/considerations

- 1.3.1. The relevant planning policies and guidance are set out in Section 3.1 of the report.
- 1.3.2. The site is within both a C1 and C2 flood zone as set out in the Environment Agency flood maps.
- 1.3.3. The site forms an acknowledged important gateway into Rhyl from the west. It is seen as a key regeneration site which is referenced within the Rhyl Going Forward strategy and West Rhyl Supplementary Planning Guidance Note. The site is within the North Wales Coast Strategic Regeneration Area (SRA).

1.4. Relevant planning history

- 1.4.1. The site was granted planning permission on 27th November 2007 for the mixed use development described in paragraph 1.1.3 above.

1.5. Other relevant background information

- 1.5.1. The original planning permission given in 2007 was secured by Modus Properties Ltd. Unfortunately, Modus went into administration and the site was acquired by Scarborough Development Group (SDG) around 2009. Since that time the Council have met with representatives of SDG on a regular basis in attempts to facilitate development on this site and to ensure the site remains secure and tidy.
- 1.5.2. The economic climate is such that the originally intended scheme has not progressed. SDG have stated that they remain committed to bringing forward some form of development on this site. In order for them to move forward, however, they understandably need to extend the commencement period on the original 2007 permission. This, they claim, will give them a fall back position with which to progress an alternative scheme which they are hoping to submit in the near future.
- 1.5.3. This alternative scheme would retain some of the main components of the original but would create a more realistic and viable development proposal which could be delivered in this climate. SDG have undertaken pre-

application consultation and exhibition of their plans for this alternative scheme.

2. DETAILS OF PLANNING HISTORY

2.1. 45/2006/1200/PF - Demolition and redevelopment of 7.625 hectares of land to provide a mixed use development comprising 217 residential apartments, hotel, assembly and leisure, business, retail, cafes, restaurants and public houses, car parking, new public realm and ancillary uses together with associated highways and other works, including 10 no. 6kw wind turbines and 3 no. potential PV solar installations – GRANTED at Committee 27th November 2007. **This permission included planning conditions and a s.106 legal agreement. The main elements of the s.106 legal agreement are as below:-**

- financial contribution by the developer into a "regeneration pot" in lieu of affordable housing and open space provision on site. Secured through a bond.
- CCTV links provided by the developer
- Provision of public open space by the developer
- For the developer to address the relocation of the Asda store in Kinmel Bay to the development site by putting in a planning proposal to Conwy CBC.
- For the developer to carry out flood mitigation works.
- For the developer to carry out landscaping works
- For the developer to ensure BREEAM "very good" ratings.

3. RELEVANT POLICIES AND GUIDANCE

The main planning policies and guidance are considered to be:

*

3. Denbighshire Local Development Plan adopted 4th June 2013.

3.1. Policy BSC 2: Brownfield Development Priority Allocation
Policy PSE 1: North Wales Coast Single Regeneration Area.
Policy PSE 6: Retail Economy
Policy VOE 6: Water Management
Policy ASA 3: Parking Standards

3.2. Supplementary Planning Guidance (SPG):- If carried forward on 4th June as Planning Guidance.

SPG 2 – Landscaping in New Developments
SPG 4 – Open Space Requirements
SPG 7 – Self Contained Flats and Houses in Multiple Occupation
SPG 8 – Access for All
SPG 11 – Hot Food Take Aways
SPG 12 – Shop Fronts
SPG 15 – Archaeology
SPG 18 – Nature Conservation and Species Protection
SPG 21 – Parking
SPG 22 – Affordable Housing
West Rhyl SPG

3.3. Government Guidance

Planning Policy Wales Edition 5
TAN 2 – Planning and Affordable Housing
TAN 4 – Retailing and Town Centres
TAN 5 – Nature Conservation and Planning

- TAN 11 – Noise
- TAN 12 – Design
- TAN 13 – Tourism
- TAN 14 – Coastal Planning
- TAN 15 – Development and Flood Risk
- TAN 16 – Sport and Recreation
- TAN 18 – Transport
- TAN 22 – Sustainable Buildings

- 3.4. Other relevant documents
Rhyl Going Forward Delivery Plan

4. **MAIN PLANNING CONSIDERATIONS**

- 4.1. The main land use planning issues are considered to be:
- 4.1.1. Principle of the development taking into account the current **LDP planning policy** position and relevant planning history.
 - 4.1.2. Flood risk
 - 4.1.3. Planning obligations

Other material planning considerations

- 4.2. In relation to the main planning considerations:-

4.2.1. Principle

The Ocean Plaza site is allocated as a Brownfield Development Priority. Policy BSC 2 seeks to ensure that development proposals in lower growth towns such as Rhyl are directed towards previously developed land. The Ocean Plaza site is identified as having the potential to contribute towards sustainable town regeneration and economic growth. In this sense, the planning proposal would benefit from support by being allocated as a Brownfield Development Priority Allocation.

Policy PSE 1 of the LDP seeks to ensure that the Council will support proposals which address existing problems of deprivation in a manner consistent with sustainable development. The Ocean Plaza site occupies a key gateway location into Rhyl, and in this respect, the proposed development would address problems of deprivation in the Strategic Regeneration Area.

In relation to the retail policy within the LDP this policy seeks to direct proposals for new retail development towards defined town centres in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre. Within the originally submitted Retail Impact Assessment, a sequential test was included, and subsequently the original application was approved. It is also understood that the applicant has argued that the retail food store plays an important role in ensuring that this key regeneration site is viable. With this in mind it is considered that the principles of relocating the existing food store in Kinmel Bay to the development site remains acceptable. This will need to be secured through the s.106 legal agreement as before.

Policy VOE 6 of the LDP seeks to ensure that major development proposals greater than 1000sqm are accompanied by a Water Conservation Statement. As Natural Resources Wales have confirmed they are satisfied with this proposal subject to the suggested conditions, it is not considered reasonable or warranted to delay the application in order to meet the requirements of a new emerging planning policy at a very late stage of the application process.

Policy ASA 3 of the LDP relates to parking standards in new developments. It is considered that these are adequately covered within the suggested planning conditions.

4.2.2. Flood Risk

The site is located within a C1 flood zone and the development proposed includes highly vulnerable development (residential and hotel uses). TAN 15 – Development and Flood Risk must be applied to the assessment of this current application.

There have been detailed discussions between the Council, the developer and Natural Resources Wales in relation to the current planning application. These discussions have taken some time to complete, however it has been considered essential to the future management of any development on this site to be clear on flood risks and any emergency planning issues.

A revised Flood Consequences Assessment was submitted to support this scheme with some key amendments. No residential units will be constructed with accommodation at the ground floor level. This means that a small group of residential units previously shown on the Sydenham Avenue/Wellington Road corner of the site are now removed. All other highly vulnerable elements of the scheme are to be located above the TAN 15 level (+100 years).

A number of specific conditions have been suggested by NRW which are directed at dealing with any flood risks for the key elements of the scheme. It is considered reasonable to impose these new conditions having regard to the details contained within the new FCA. In addition, a new s.106 agreement will be required to deal with financial contributions from the developer to improve the Foryd Embankment.

4.2.3. Planning Obligations

All of the aforementioned elements of the previous s.106 agreement (see para 2 above) will need to be included in a new agreement prior to any permission being released. There will be some amendments required having regard to the current affordable housing position and the new recommendations of the FCA.

Other Material Considerations

Regard should be had to any changes in circumstances on site or legislative changes since the original granting of planning permission. In this respect, Officers view is that there have been no significant changes which would warrant the refusal of an extension to the period for commencement. It will be necessary to impose new planning conditions reflective of the code for sustainable homes and BREEAM, and to attach all of the other previously imposed conditions. However, given the on-going dereliction at the site it is considered reasonable to only allow a 1 year commencement period.

5. SUMMARY AND CONCLUSIONS

- 5.1. The application seeks to extend the period for commencement of development on a major redevelopment scheme in West Rhyl, granted permission in 2007.
- 5.2. The report concludes that there are no significant materials changes in policy or circumstance since the grant of permission that suggest a short term extension to the time period for compliance would be unreasonable. Officers do however consider the commencement period should be limited to 1 year in this instance.

5.3. The recommendation is therefore to grant permission subject to :

a) The conditions as listed below

b) The completion of a S106 Obligation in accordance with the 1990 Planning Act, to secure :

- a financial contribution by the developer into a "regeneration pot" in lieu of affordable housing and open space provision on site, to be secured through a bond.
- CCTV links provided by the developer
- Provision of public open space by the developer
- For the developer to address the relocation of the Asda store in Kinmel Bay to the development site by putting in a planning proposal to Conwy CBC.
- Flood mitigation works to be carried out by the developer.
- Landscaping works to be carried out by the developer.
- BREEAM "very good" ratings, to be implemented by the developer.

(the planning permission to be released only on completion of the Section 106 Obligation), and if not completed within 6 months of the date of this Committee resolution, then the application will be reported back to Committee and reconsidered against planning policies and guidance relevant at this time.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of one year from the date of this permission.

2. The development shall be carried out in accordance with a phasing plan to be submitted and approved in writing with the Local Planning Authority. The phasing plan shall include details of the phasing of all highway works.

3. **PRE-COMMENCEMENT CONDITION**

Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the building shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is first brought into use.

4. **PRE-COMMENCEMENT CONDITION**

No work shall be permitted to commence on any building hereby permitted until there has been a phased investigation carried out over the entire site to ascertain whether the development is on contaminated land. The investigation should look at impacts on controlled surface waters and groundwater and shall be carried out in liaison with Natural Resources Wales and the Local Planning Authority. The results and recommendations from any study shall be implemented in full prior to the occupation of any building hereby permitted.

5. There shall be no residential units at ground floor level on any part of the development.

6. Notwithstanding the submitted site layout plan there shall be no residential development at the Sydenham Avenue/Wellington Road corner of the site in accordance with the recommendations of the Waterco Flood Consequences Assessment April 2013. No development shall take place within this part of the site without the further grant of planning permission.

7. There shall be no bedrooms on the ground floor of the hotel development hereby permitted.

8. **PRE-COMMENCEMENT CONDITION**

No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. Those details subsequently approved shall be implemented in full prior to the occupation of any buildings hereby permitted.

9. Any buildings permitted by this permission, which have a finished floor level below

6.76AOD, shall not be occupied until the flood mitigation works set out within paragraph 14.6 of the Waterco FCA April 2013 have been completed to the satisfaction of the LPA.

10. No buildings shall be occupied until an emergency flood plan has been submitted to and approved in writing by the LPA. The plan shall have regard to input from Natural Resources Wales and Emergency Planners and its recommendations shall be implemented in full prior to the occupation of any of the residential or commercial buildings on site.

11. Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus 10%. All filling points, vents gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.

12. 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.

13. 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 commencement of the phase of the development to which it relates 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.

14. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, other than small privately owned, domestic gardens, shall be submitted for the consideration of the Local Planning Authority prior to the occupation of any dwellings and the landscape management plan shall be carried out as approved in accordance with such time scale to be agreed in writing by the Local Planning Authority.

15. No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the [walls [and roof(s)]] of the development hereby permitted and no materials other than those approved shall be used.

16. PRE-COMMENCEMENT CONDITION

Prior to the commencement of the erection of any external brickwork, a sample panel of the type of brickwork, mortar, and pointing it is proposed to use on the external surfaces of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample as may be approved in writing by the Local Planning Authority : and the brickwork, mortar and pointing to be used on the building(s) shall be strictly of the same type, texture and colour as the approved sample panel.

17. PRE-COMMENCEMENT CONDITION

Prior to the commencement of the [erection / application] of any [external stonework / render] a sample panel of the type of [stonework, mortar, and pointing/render] it is proposed to use on the external surfaces of the walls shall be constructed on the site, and the development shall only proceed in accordance with such sample as may be approved in writing by the Local Planning Authority : and the [stonework, mortar and pointing/render] to be used on the building(s) shall be strictly of the same type, texture and colour as the approved sample panel.

18. PRE-COMMENCEMENT CONDITION

A method statement to minimise noise, dust, and vibration disturbance during demolition and construction shall be submitted to and approved in writing prior to the commencement of any works on the site, including demolition, and the approved method statement shall be complied with at all times during demolition and construction works.

19. Noise limits recommended in Chapter 14 of the original Environmental Impact Assessment shall not be exceeded.

20. Details of delivery times, and a noise assessment of refrigeration units, air conditioning works and extractor fans for the retail food store shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of trading at the retail food store. Those details approved shall be implemented in full thereafter.

21. PRE-COMMENCEMENT CONDITION

Cycle parking shall be provided prior to the occupation of any of the development hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

22. Prior to the occupation of each phase of the development, parking, (including mobility standard and motor cycle parking) servicing areas and access shall thereto be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

23. PRE-COMMENCEMENT CONDITION

Details of the proposed highway works and programme for implementation shall be submitted to and approved in writing prior to the commencement of the development, details to include: (i) the new highway through the site linking West Parade with Wellington Road (known as "the link road") (ii) new roundabouts, within the site and on Wellington Road, (iii) the closing off of Sydenham Avenue, (iv) bus stop provision, (v) pedestrian/cycle crossing points on Wellington Road and "the link road". (vi) a new access to the Marine Lake car park.

24. The development shall include pedestrian/cycle routes linking the following: (i) The Marina Court on West Parade with the western end of Marine Lake, (ii) Sydenham Avenue with West Parade at the north east corner of the site, (iii) West Parade at the north east corner of the site with the eastern end of Marine Lake (via the frontage to the food store).

25. No building hereby permitted shall be occupied until the written approval of the Local Planning Authority has been obtained for the Green Travel Plan for the occupiers, their employees, and any customers of that building to encourage use of means of transport other than the private car. The Travel Plan shall include means of implementation and monitoring of the plan.

26. The foodstore hereby permitted shall not exceed the following floorspace: i) Gross retail floorspace not to exceed 9384 sq.m (100,000 sq.ft) ii) Nett retail sales are not to exceed 5156 sq.m (55,500 sq.ft) iii) Nett retail food and convenience sales area not to exceed 2694 sq.m (29,000 sq.ft) iv) Nett retail comparison sales are not to exceed 2,462 sq.m (26500 sq.ft)

27. Details of the mix of A1/A2 and A3 uses to occupy the ground floor units fronting the Promenade shall be submitted to and approved in writing the Local Planning Authority. Only those details subsequently approved shall be implemented thereafter.

28. 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 Code for Sustainable Homes: Technical guide 22 November 2010.

29. 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 Code for Sustainable Homes Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

30. Prior to the occupation of each of the dwellings hereby permitted, a code for sustainable homes "Final certificate" shall be submitted to the LPA certifying that a minimum of 1 credit under the "Ene1 - Dwelling emission rate" has been achieved for that dwelling in accordance with the Code for Sustainable Homes.

31. PRE-COMMENCEMENT CONDITION

No development shall take place on any of the proposed commercial buildings on the site until evidence that the development has been registered with a BREEAM certification body and a pre-assessment report (or design stage certificate with interim rating if available) has been submitted to any approved by the LPA indicating that the development can achieve the stipulated final BREEAM level.

32. No commercial building shall be occupied until a final BREEAM certificate has been issued certifying that a BREEAM (or any other such equivalent national measure) rating excellent has been achieved for this development.

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. To ensure an appropriate phasing of the development.
3. To ensure suitable access for the disabled to the building.
4. To ensure that the extent of the contamination is established and that adequate steps are to be taken to deal with the contamination.
5. To reduce the risk of flooding to future occupants.
6. In the interests of flood risk management
7. To reduce the risk of flooding to occupants of the building.
8. To prevent the increased risk of flooding both on and off site.
9. To reduce the risk of flooding to the buildings and any future occupiers.
10. To minimise flood risk to users of the site
11. To prevent pollution of the water environment.
12. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
13. To ensure a satisfactory standard of development, in the interests of visual amenity.
14. To ensure a satisfactory standard of development, in the interests of visual amenity.
15. In the interests of visual amenity.
16. In the interests of visual amenity.
17. In the interests of visual amenity.
18. In the interests of residential amenity.
19. In the interests of residential amenity.
20. In the interests of residential amenity.
21. To ensure suitable parking provision.
22. To ensure suitable parking provision.
23. In the interests of highway safety and to ensure adequate vehicular and pedestrian mobility around the site.
24. In the interests of highway safety and to ensure adequate vehicular and pedestrian mobility around the site.
25. In the interests of sustainable travel and to reduce the use of the car.
26. To control the amount of retail floorspace to protect town centres.
27. To control the amount of retail floorspace to protect town centres.
28. To comply with the provisions of TAN 22 and to ensure energy efficiency in the development.
29. To comply with the provisions of TAN 22 and to ensure energy efficiency in the development.
30. To comply with the provisions of TAN 22 and to ensure energy efficiency in the development.
31. To ensure the construction of sustainable buildings.
32. To ensure the construction of sustainable buildings

NOTES TO APPLICANT:

Further advice on compliance with planning conditions 4, 5 and 6 may be obtained by contacting Denbighshire County Council's Public Protection Department on 01824 706137. Should it be identified within the investigation that contamination may affect other receptors other than site users then it is recommended that these issues are addressed in consultation with the Public Protection Department prior to the commencement of works so as to avoid enforcement under Part 11A of the Environmental Protection Act 1990.

Dwr Cymru Welsh Water's, Network Development Consultants, advise that a water main crosses the site. Please contact Dwr Cymru Welsh Water for more information before you proceed with the development. Dwr Cymru Welsh Water can be contacted on 01443 331155 or e-mail www.dwrcymru.com

Highway stopping up and traffic orders under the Planning and Highway Acts will need to be in place before development can proceed. You are advised to contact the relevant Council Departments as soon as possible to allow these to progress.